To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Fri, 27 Mar 2026 15:26:46 -0600
Subject: Re: Thank You for the Meeting

Hi Hilary,

Thank you for confirming the meeting for Monday at 1 pm.

I'm writing to request a change, as one of the Commissioners has a family funeral on Monday. Would it be possible to move our meeting to Tuesday, March 31st, at 1 pm instead?

Please let me know if that time works for you and Paul.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

"What wisdom can you find that is greater than kindness"

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On Fri, Mar 27, 2026 at 3:11 PM Hilary Venable <hvenable@midaut.org> wrote:

> Commissioners,
>
> I look forward to meeting with you on Monday at 1pm. I will be there in person and will set up a zoom link for Paul Morris to join virtually.
>
> Have a fantastic weekend,
>
> Hilary
>
> [redacted]

On Thu, Mar 26, 2026 at 5:31 PM Hilary Venable <hvenable@midaut.org> wrote:

> Commissioners,
> Thank you for your time both yesterday and today. I look forward to continuing the discussion. I've contacted your administrative assistant to schedule a time Monday or Tuesday. She is finalizing a time for a virtual meeting.
>
> In the meantime, please send any questions my way and we will be ready to discuss them.
>
> I'd also like to express appreciation to the [redacted] family for opening their home.
>
> Respectfully,
> --
>
> 
>
> **Hilary Venable**
> Project Area Director | Falcon Hill
> Military Installation Development Authority (MIDA)
> [redacted]
> midaut.org

To: Chrisee Bennett <cbennett@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 27 Mar 2026 15:47:45 -0600
Subject: Re: Thank You for the Meeting

Tuesday at 1pm is great.
Thank you again, Chrisee.

Hilary

On Fri, Mar 27, 2026 at 3:27 PM Chrisee Bennett <cbennett@boxeldercountyut.gov> wrote:

Hi Hilary,

Thank you for confirming the meeting for Monday at 1 pm.

I'm writing to request a change, as one of the Commissioners has a family funeral on Monday. Would it be possible to move our meeting to Tuesday, March 31st, at 1 pm instead?

Please let me know if that time works for you and Paul.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
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cbennett@boxeldercountyut.gov

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Have a fantastic weekend,

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Thank you for your time both yesterday and today. I look forward to continuing the discussion. I've contacted your administrative assistant to schedule a time Monday or Tuesday. She is finalizing a time for a virtual meeting.

In the meantime, please send any questions my way and we will be ready to discuss them.

I'd also like to express appreciation to the [redacted] **family for opening their home**.

Respectfully,
--



Hilary Venable
Project Area Director | Redevelopment
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: "lbperry@boxeldercountyut.gov" <lbperry@boxeldercountyut.gov>, [redacted] <[redacted]>, "bbingham@boxeldercountyut.gov" <bbingham@boxeldercountyut.gov>, "tvincent@boxeldercountyut.gov" <tvincent@boxeldercountyut.gov>, Paul Morris <pmorris@midaut.org>, "cbennett@boxeldercountyut.gov" <cbennett@boxeldercountyut.gov>

From: Hilary Venable <hvenable@midaut.org>

Date: Tue, 7 Apr 2026 13:21:49 -0600

Subject: FOLLOW-UP Meeting prior to April 15th

Good afternoon, Commissioners, and Chrisee,

I'd like to schedule a follow-up ahead of the county meeting on the 15th.

Chrisee, would you be willing to find 2-3 options in the commissioners' schedule that work for the three of them and we'll work around that?

During that meeting, we can finalize the talking points for the Commissioner meeting and discuss preparation of the interlocal agreement.

Appreciate it.

Hilary

--

Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Wed, 8 Apr 2026 10:27:08 -0600
Subject: Re: FOLLOW-UP Meeting prior to April 15th

Hi Hilary,

This is Chrisee. I am just waiting to hear back from the commissioners and the attorney's office. As soon as I get the go-ahead, I will schedule the meeting.

In the meantime, would you like to keep open April 15, 2026, as a possible date for the meeting?

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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On Tue, Apr 7, 2026 at 1:22 PM Hilary Venable <hvenable@midaut.org> wrote:

Good afternoon, Commissioners, and Chrisee,

I'd like to schedule a follow-up ahead of the county meeting on the 15th.

Chrisee, would you be willing to find 2-3 options in the commissioners' schedule that work for the three of them and we'll work around that?

During that meeting, we can finalize the talking points for the Commissioner meeting and discuss preparation of the interlocal agreement.

Appreciate it.

Hilary

--

Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Chrisee Bennett <cbennett@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Wed, 8 Apr 2026 10:34:35 -0600
Subject: Re: FOLLOW-UP Meeting prior to April 15th

as far as I know, the Commission meeting has been scheduled for the 15th.

Prior to that, the commissioners would like to meet with our team to go over their agenda item, talking points, and other details. Hoping for a Monday Meeting; virtual would suffice. I'm sure they'd like Steve and Annie in that meeting.

I can give you a call a bit later to clarify. Appreciate you coordinating schedules.

On Wed, Apr 8, 2026 at 10:27 AM Chrisee Bennett <cbennett@boxeldercountyut.gov> wrote:

Hi Hilary,

This is Chrisee. I am just waiting to hear back from the commissioners and the attorney's office. As soon as I get the go-ahead, I will schedule the meeting.

In the meantime, would you like to keep open April 15, 2026, as a possible date for the meeting?

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Appreciate it.

Hilary

--



Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, "lbperry@boxeldercountyut.gov" <lbperry@boxeldercountyut.gov>, "bbingham@boxeldercountyut.gov" <bbingham@boxeldercountyut.gov>, [redacted], "tvincent@boxeldercountyut.gov" <tvincent@boxeldercountyut.gov>, Paul Morris <pmorris@midaut.org>, Lincoln Shurtz <lincoln@lincolnhill.com>, Kristin Kenney Williams <kristin@commfluent.com>, "cbennett@boxeldercountyut.gov" <cbennett@boxeldercountyut.gov>

From: Hilary Venable <hvenable@midaut.org>

Date: Fri, 17 Apr 2026 15:40:09 -0600

Subject: County/MIDA Meeting Request For Monday/Tuesday

Good afternoon,
Looking forward to next week! Shall we plan a couple of meetings to go over the project detail and answer any outstanding questions?

Monday - anytime 10-1p or after 2pm - *may need to be a zoom meeting, if possible*
Tuesday anytime after 10am In-person or zoom

Let me know what works

--

Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Fri, 17 Apr 2026 16:36:40 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

Hi Hilary,

I wanted to let you know that Tuesday looks best for the commissioners as well, and any time that day will work for them.

Also, I will be out of the office Monday and Tuesday next week as I have a little dental surgery.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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On Fri, Apr 17, 2026 at 3:40 PM Hilary Venable <hvenable@midaut.org> wrote:

Good afternoon,
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Tuesday anytime after 10am In-person or zoom

Let me know what works

--



Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Chrisee Bennett <cbennett@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 17 Apr 2026 16:48:55 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

Good luck on your dental surgery. I'm waiting for Paul's availability. I'll send a meeting invite as soon as I get that schedule. Maybe be later tonight.

Thanks so much!

Hilary

On Fri, Apr 17, 2026 at 4:37 PM Chrisee Bennett <cbennett@boxeldercountyut.gov> wrote:

Hi Hilary,

I wanted to let you know that Tuesday looks best for the commissioners as well, and any time that day will work for them.

Also, I will be out of the office Monday and Tuesday next week as I have a little dental surgery.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Tuesday anytime after 10am In-person or zoom

Let me know what works

--

Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Fri, 17 Apr 2026 16:51:30 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

Hi Hilary,

Just a quick update—I heard back from Commissioner Perry, and he does have a meeting Tuesday at 2:30, so perhaps the morning would be best for our meeting next week.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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On Fri, Apr 17, 2026 at 4:49 PM Hilary Venable <hvenable@midaut.org> wrote:
> Good luck on your dental surgery. I'm waiting for Paul's availability. I'll send a meeting invite as soon as I get that schedule. Maybe be later tonight.
>
> Thanks so much!
>
> Hilary
>
> On Fri, Apr 17, 2026 at 4:37 PM Chrisee Bennett <cbennett@boxeldercountyut.gov> wrote:
> > Hi Hilary,
> >
> > I wanted to let you know that Tuesday looks best for the commissioners as well, and any time that day will work for them.
> >
> > Also, I will be out of the office Monday and Tuesday next week as I have a little dental surgery.
> >
> > *Thank you,*
> >
> > ***Chrisee Bennett***
> > Commission Secretary
> > [redacted]
> > Box Elder County
> > 01 South Main Street
> > Brigham City, Utah 84302
> > *cbennett@boxeldercountyut.gov*
> >
> > *"What wisdom can you find that is greater than kindness"*
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> > >
> > > Monday - anytime 10-1p or after 2pm - *may need to be a zoom meeting, if possible*
> > > Tuesday anytime after 10am In-person or zoom
> > >
> > > Let me know what works
> > >
> > > --

Hilary Venable
Project Area Director (Hudson Hill)
Milton Interstate Development Authority (MIDA)
[redacted]
Imagine it.

To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Fri, 17 Apr 2026 17:02:25 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

Hi Hilary,

I just realized my last email might sound a little confusing. I apologize for any confusion on my part. I just heard back from Commissioner Perry, and he has a conflict on Tuesday at 2:30 PM.

Given this, perhaps 10:00 AM that Tuesday morning would work best for the meeting.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Thanks so much!

Hilary

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Hi Hilary,

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Also, I will be out of the office Monday and Tuesday next week as I have a little dental surgery.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Let me know what works

--

Hilary Venable
Project Area Director (Havering)
Millennium Settlement Development Authority (MSDA)
[redacted]
www.msda.org

To: Chrisee Bennett <cbennett@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 17 Apr 2026 17:06:47 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

Let's take it!

Did you block their schedule or do I need to send them an invite? Either way.

Appreciate your help so much.

Hilary

On Fri, Apr 17, 2026 at 5:03 PM Chrisee Bennett <cbennett@boxeldercountyut.gov> wrote:

Hi Hilary,

I just realized my last email might sound a little confusing. I apologize for any confusion on my part. I just heard back from Commissioner Perry, and he has a conflict on Tuesday at 2:30 PM.

Given this, perhaps 10:00 AM that Tuesday morning would work best for the meeting.

Thank you,

Chrisee Bennett
Commission Secretary
[redacted]
Box Elder County
01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Hilary Venable <hvenable@midaut.org>
From: Chrisee Bennett <cbennett@boxeldercountyut.gov>
Date: Fri, 17 Apr 2026 18:14:35 -0600
Subject: Re: County/MIDA Meeting Request For Monday/Tuesday

I have blocked their schedule. Thank you so much for being so easy to work with.
Sent from my iPhone

On Apr 17, 2026, at 5:06 PM, Hilary Venable <hvenable@midaut.org> wrote:

Let's take it!

Did you block their schedule or do I need to send them an invite? Either way.

Appreciate your help so much.

Hilary

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01 South Main Street
Brigham City, Utah 84302
cbennett@boxeldercountyut.gov

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Tuesday anytime after 10am In-person or zoom

Let me know what works

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Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

To: Hilary Venable <hvenable@midaut.org>
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Cc: Paul Morris <pmorris@midaut.org>, Dan Hemmert <dan@hemmco.com>, Lincoln Shurtz <lincoln@lincolnhill.com>, Adam Long [redacted], Claire Gillmor <[redacted]>, Stephen Hadfield <shadfield@boxeldercountyut.gov>
Date: Wed, 22 Apr 2026 09:58:23 -0600
Subject: Clarifying Questions

Good morning,

These are the few remaining questions on which the Commissioners are seeking clarification so they fully understand the agreement and plan. Most of these are based on questions forwarded in from different department heads. I hope you'll forgive the approach but for times sake, it's easier just to dump a list in the email.

Some of these I feel confident we have the information on, but thought I would pass the questions along based on their request.

Property Tax & Revenue Structure

- Will the County Assessor be responsible for valuing the property within the project area? Either real or personal property.
- Will the County Treasurer collect property taxes from the project area following the standard process where it will then funnel to MIDA through the Auditor's office similar to RDAs?
- Will the county receive base year tax revenues, as is typical in an RDA structure?
- Will land within the project area effectively be removed from the tax roll?
- How will property tax revenues be distributed among taxing entities?

Greenbelt & Rollback Taxes

- Will properties that lose greenbelt status be subject to rollback taxes?
- Who will be responsible for paying any rollback taxes—the developer, prior owner, or another party?
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Property Valuation Impacts

- Will purchasing land at significantly above market value affect surrounding property valuations?
- Will adjacent landowners face increased property taxes as a result?
- How will the county manage widespread reassessments triggered by the project?

Revenue Substitution & Long-Term Risk

- If property tax rates are reduced due to alternative revenues (e.g., electrical taxes), what is the long-term plan when those revenues decline or disappear? Essentially, does MIDA have a back-up plan should the project shift or change, or technologies advance in a different way?
-

Environmental & Public Health Concerns

- What are the projected emissions from the proposed energy generation (natural gas)?
- What independent verification exists to support claims of minimal pollution?
- What noise levels will the facility generate, and what are the impacts on nearby residents?
- What are the potential effects of thermal plumes on local weather patterns?

--

ANNE K. HANSEN
CHIEF CIVIL DEPUTY ATTORNEY
BOX ELDER COUNTY
ATTORNEY'S OFFICE
51 NORTH MAIN STREET, SUITE 102
BRIGHAM CITY, UTAH 84302
AHANSEN@BOXELDERCOUNTY.ORG
P. (435) 734-3329

To: Anne Hansen <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: Kristin Kenney Williams <kristin@commfluent.com>
Date: Wed, 22 Apr 2026 14:42:51 -0600
Subject: Re: Clarifying Questions

Anne, below are the answers to your questions.

No Property Tax & Revenue Structure

- Will the County Assessor be responsible for valuing the property within the project area? Either real or personal property. Yes, the county assessor continues responsibility
- Will the County Treasurer collect **property** taxes from the project area following the standard process where it will then funnel to MIDA through the Auditor's office similar to RDAs? Yes, the county assessor will collect property taxes and distribute per agreement
- Will the county receive base year tax revenues, as is typical in an RDA structure? yes
- Will land within the project area effectively be removed from the tax roll? no
- How will property tax revenues be distributed among taxing entities? County collects all the tax and distributes per our agreement

Greenbelt & Rollback Taxes

- Will properties that lose greenbelt status be subject to rollback taxes? Not immediately, but will not loose greenbelt until construction begins, per county trigger.
- Who will be responsible for paying any rollback taxes—the developer, prior owner, or another party? developer is paying the rollback when county dictates
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- What are the projected emissions from the proposed energy generation (natural gas)? This will be state permitted and will met requirements
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- What are the potential effects of thermal plumes on local weather patterns? State permitting. And modeling takes close to a year.

MIDA has a very advanced finance team that will work side by side the county assessor team.

We would love any that are able to join us for the board meeting on Friday morning at 8:30 at the State Capitol, Senate Building, Room 120. We also have a zoom webinar link you can register to view live.

[redacted]

--

On Wed, Apr 22, 2026 at 10:54 AM Hilary Venable <hvenable@midaut.org> wrote:

> All great questions. We will compile responses and get them to you in entirety today, post meeting, due to commuting in.
>
> Hilary
>
> On Wed, Apr 22, 2026 at 9:58 AM Anne Hansen <ahansen@boxeldercounty.ut.gov> wrote:
> Good morning,

These are the few remaining questions on which the Commissioners are seeking clarification so they fully understand the agreement and plan. Most of these are based on questions forwarded in from different department heads. I hope you'll forgive the approach but for times sake, it's easier just to dump a list in the email.

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ATTORNEY'S OFFICE
51 NORTH MAIN STREET SUITE 102
BRIGHAM CITY, UTAH 84302
AHANSEN@BOXELDERCOUNTY.ORG
P. (435) 734-3329

To: Hilary Venable <hvenable@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Wed, 22 Apr 2026 15:00:12 -0600
Subject: Re: Clarifying Questions

Anne, thank you so much for your leadership and guidance this afternoon. As we discussed, I am providing some answers based on public comment if helpful for the commission:

Roads

The development will work with the County to plan road improvements and based on traffic studies; both the improvements and the traffic studies will be funded by the development.

Water

Water rights associated with the private property owners are what we're using.

Traffic

Improved road will come off 84, and straightening of roads will be funded by the development. Traffic studies will identify peak period flows.

$16M clarification:

Increase on emergency services pre new tax income paid by the developer.

CFO team

MIDA CFO Paula Eldredge and her team will work very closely with the county assessor and support the county team in every way.

Commitment to regular town halls

We are committed to launching community outreach efforts with town hall sin May and June, and we'll set an ongoing schedule thereafter.

Kristin Kenney Williams
President, Commfluent Inc.
www.commfluent.com
kristin@commfluent.com
[redacted]

On Apr 22, 2026, at 2:42 PM, Hilary Venable <hvenable@midaut.org> wrote:

Anne, below are the answers to your questions.

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BOX ELDER COUNTY
ATTORNEY'S OFFICE
51 NORTH MAIN STREET, SUITE 101
BRIGHAM CITY, UTAH 84302
AHANSEN@BOXELDERCOUNTY.ORG
P: (435) 734-3329

To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Fri, 24 Apr 2026 10:54:16 -0600
Subject: MIDA Meeting

Good morning,

Is there a chance we can get a recording of the MIDA meeting? I think the commissioners would like to watch it, and hear all the comments from Mr. O'Leary and the others.

Thanks!

--

ANNE K. HANSEN
CHIEF CIVIL DEPUTY ATTORNEY
BOX ELDER COUNTY
ATTORNEY'S OFFICE
51 SOUTH MAIN STREET, SUITE 103
BRIGHAM CITY, UTAH 84302
ANNEH@BOXELDERCOUNTY.ORG
P. (435) 734-3229

To: Candice Hasenyager <chasenyager@utah.gov>, "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 1 May 2026 17:29:25 -0600
Subject: Re: Contact

Thank you Candice. I've included Anne Hansen and Steve Hadfield on the thread. Steve is the County Attorney and Anne is the Chief Civil Deputy Attorney.

The Commission Meeting is scheduled for 4pm. Because it is being held at the fairgrounds in Tremonton, County staff will likely locate that direction by 2pm. They would like to use this document for their meeting.

Thank you,

Hilary Venable
Project Area Director
MIDA
[redacted]

On Fri, May 1, 2026 at 5:15 PM Candice Hasenyager <chasenyager@utah.gov> wrote:

Hi Hillary,

Here is my contact information.

--

Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.

To: Anne Hansen <ahansen@boxeldercountyut.gov>, Hilary Venable <hvenable@midaut.org>
From: Krstin Kenney Williams <kristin@commfluent.com>
Date: Fri, 1 May 2026 19:21:56 -0600
Subject: Fwd: Protest- Change Application a54385, water right 13-414

Kristin Kenney Williams
President, Commfluent Inc.
www.commfluent.com
kristin@commfluent.com
[redacted]

Begin forwarded message:

From: [redacted]
Date: May 1, 2026 at 7:14:58 PM MDT
To: kristin@commfluent.com
Subject: Protest- Change Application a54385, water right 13-414

I respectfully protest change application a54385 on public interest grounds.

The proposed water use for a multi-gigawatt power plant is not yet clearly justified. Utah's watershed is greatly depleted. It would take 6 years of significant water gains in order to restore the Great Salt Lake to a healthy water level. The proposed Data Center has not provided a hydrological study, impact study, or third party analysis. These and other studies should be provided for public scrutiny and review. Salt Wells Spring Stream supports locomotive springs wildlife management area, a declining wetland.

I request a complete water budget and an independent, third-party analysis be completed, along with a hearing, before any decision is made.

[redacted]

Sent from Outlook

To: Hilary Venable <hvenable@midaut.org>
From: Candice Hasenyager <chasenyager@utah.gov>
Cc: "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, Ashley Sumner <ssumner@utah.gov>
Date: Sat, 2 May 2026 07:30:27 -0600
Subject: Re: Contact

Thanks Hilary. I have added Ashley Sumner, Deputy Commissioner of DEQ, who is coordinating this letter for the Department since Tim is out of town.

On Fri, May 1, 2026 at 5:30 PM Hilary Venable <hvenable@midaut.org> wrote:

Thank you Candice. I've included Anne Hansen and Steve Hadfield on the thread. Steve is the County Attorney and Anne is the Chief Civil Deputy Attorney.

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Thank you,

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Project Area Director
MIDA
[redacted]

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Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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--

Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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To: Candice Hasenyager <chasenyager@utah.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, Ashley Sumner <ssumner@utah.gov>
Date: Sat, 2 May 2026 08:59:38 -0600
Subject: Re: Contact

Thank you both.

Hilary

On Sat, May 2, 2026 at 7:31 AM Candice Hasenyager <chasenyager@utah.gov> wrote:

> Thanks Hilary. I have added Ashley Sumner, Deputy Commissioner of DEQ, who is coordinating this letter for the Department since Tim is out of town.
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> > Hilary Venable
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> > MIDA
> > [redacted]
> >
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> > >
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> > > **Department *of* Environmental Quality**
> > > Division *of* Water Quality
> > >
> > > **Candice Hasenyager**
> > > Director
> > >
> > > O: [redacted] | C: [redacted] | chasenyager@utah.gov
> > > WaterQuality.utah.gov
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--
Department *of* Environmental Quality
Division *of* Water Quality

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O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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To: Hilary Venable <hvenable@midaut.org>
From: Ashley Sumner <ssumner@utah.gov>
Cc: Candice Hasenyager <chasenyager@utah.gov>, "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>
Date: Mon, 4 May 2026 12:36:52 -0600
Subject: Re: Contact
Attachments: BoxElderLetter_Signed.pdf

All,

See the attached letter outlining DEQ's permitting and regulatory requirements for the proposed development. Please let me know if you have any questions.

Best regards,

Ashley

On Sat, May 2, 2026 at 8:59 AM Hilary Venable <hvenable@midaut.org> wrote:
Thank you both.

Hilary

On Sat, May 2, 2026 at 7:31 AM Candice Hasenyager <chasenyager@utah.gov> wrote:
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Thank you,

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Project Area Director
MIDA
[redacted]

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Hi Hillary,

Here is my contact information.

--

Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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--

Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager

Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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Embedded Attachments

(Double-click paper clip to extract file. Requires Adobe Acrobat Reader)

BoxElderLetter_Signed.pdf

To: Ashley Sumner <ssumner@utah.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: Candice Hasenyager <chasenyager@utah.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>
Date: Wed, 6 May 2026 16:03:39 -0600
Subject: Re: Contact

Ashley and Candice,
In my distraction earlier this week, I neglected to thank you for outlining the State permitting process.

Regards,

Hilary Venable
Project Area Director
MIDA
[redacted]

On Mon, May 4, 2026 at 12:37 PM Ashley Sumner <ssumner@utah.gov> wrote:
All,

See the attached letter outlining DEQ's permitting and regulatory requirements for the proposed development. Please let us know if you have any questions.

Best regards,

Ashley

On Sat, May 2, 2026 at 8:59 AM Hilary Venable <hvenable@midaut.org> wrote:
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[redacted]

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Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager
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O: [redacted] | C: [redacted] | chasenyager@utah.gov
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Department *of* Environmental Quality
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Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

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To: "hvenable@midaut.org" <hvenable@midaut.org>
From: Bryce Bird <bbird@utah.gov>
Date: Thu, 7 May 2026 16:43:23 -0600
Subject: Air Quality Permitting Requirements
Attachments: Joule AO.pdf; Joule Engineering Review.pdf

Hilary,

The Utah Division of Air Quality implements the federal Clean Air Act and the Utah Air Conservation Act.

Before construction, the developer must obtain an Approval Order that evaluates the air pollutant emissions and the control techniques that minimize them. The regulations are lengthy but are briefly summarized below.

The Approval Order can only be issued if the applicant demonstrates that:
The Best Available Emissions Control Technology (BACT) is used to minimize air pollutant emissions.
The total rate of emissions for any regulated air pollutant are limited to levels that will not cause or contribute to a violation of a National Ambient Air Quality Standards (NAAQS). This is demonstrated through air pollutant dispersion modeling using local meteorology, reviewed by the division.
Federal new source performance standard (NSPS) are achieved by the selected emissions sources at the facility.
If originating from a Major Source of emissions, the emissions are limited to rates that Prevent Significant Deterioration (PSD) of regional air quality.
If located in a nonattainment area, the Major Source has obtained required offset Emission Reduction Credits.

After the technical review of the application is complete, a draft permit is subject to a 30-day public comment period and a public hearing if requested.

At this time, no Notice of Intent (NOI) to construct (application) has been submitted for any phase of the project.

Details about the division's permitting requirements are available at: https://deq.utah.gov/air-quality/air-quality-permitting

If the developer designs a facility that meets all of the state and federal air quality requirements, the Approval Order will document those requirements and construction can proceed.

Environmental consultants are very versed in these requirements because they are applied nationally. The design, siting, and separation of sources can significantly impact the results of the emissions analysis.

I mentioned the example of Joule Capital Partners, LLC. The first of 6, just-less-than Major source data center projects has been issued. The next 5 have completed public comment and will be issued soon.

I have attached the first Approval Order and Engineering Review as examples of how one company is starting development.

Let me know if you have any additional questions.

Bryce

Department *of* Environmental Quality
Division *of* Air Quality

Bryce Bird
Director

O: [redacted] | C: [redacted] | bbird@utah.gov
AirQuality.utah.gov

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Embedded Attachments

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Joule AO.pdf

Joule Engineering Review.pdf

To: Bryce Bird <bbird@utah.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Thu, 7 May 2026 16:49:56 -0600
Subject: Re: Air Quality Permitting Requirements

Thank you Bryce. This is very helpful.
While the developer holds the responsibility, my priority is to have a strong understanding of applicable thresholds, pathways and considerations. I'm looking forward to working together.

Hilary Venable
Project Director
MIDA
[redacted]

On Thu, May 7, 2026 at 4:43 PM Bryce Bird <bbird@utah.gov> wrote:

Hilary,

The Utah Division of Air Quality implements the federal Clean Air Act and the Utah Air Conservation Act.

Before construction, the developer must obtain an Approval Order that evaluates the air pollutant emissions and the control techniques that minimize them. The regulations are lengthy but are briefly summarized below.

The Approval Order can only be issued if the applicant demonstrates that:
The Best Available Emissions Control Technology (BACT) is used to minimize air pollutant emissions.
The total rate of emissions for any regulated air pollutant are limited to levels that will not cause or contribute to a violation of a National Ambient Air Quality Standards (NAAQS). This is demonstrated through air pollutant dispersion modeling using local meteorology, reviewed by the division.
Federal new source performance standard (NSPS) are achieved by the selected emissions sources at the facility.
If originating from a Major Source of emissions, the emissions are limited to rates that Prevent Significant Deterioration (PSD) of regional air quality.
If located in a nonattainment area, the Major Source has obtained required offset Emission Reduction Credits.

After the technical review of the application is complete, a draft permit is subject to a 30-day public comment period and a public hearing if requested.

At this time, no Notice of Intent (NOI) to construct (application) has been submitted for any phase of the project.

Details about the division's permitting requirements are available at: https://deq.utah.gov/air-quality/air-quality-permitting

If the developer designs a facility that meets all of the state and federal air quality requirements, the Approval Order will document those requirements and construction can proceed.

Environmental consultants are very versed in these requirements because they are applied nationally. The design, siting, and separation of sources can significantly impact the results of the emissions analysis.

I mentioned the example of Joule Capital Partners, LLC. The first of 6, just-less-than Major source data center projects has been issued. The next 5 have completed public comment and will be issued soon.

I have attached the first Approval Order and Engineering Review as examples of how one company is starting development.

Let me know if you have any additional questions.

Bryce

Department *of* Environmental Quality
Division *of* Air Quality

Bryce Bird
Director

O: [redacted] | C: [redacted] | bbird@utah.gov
AirQuality.utah.gov

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.

To: Hilary Venable <hvenable@midaut.org>
From: Ashley Sumner <ssumner@utah.gov>
Cc: Candice Hasenyager <chasenyager@utah.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, "shadfield@boxeldercountyut.gov" <shadfield@boxeldercountyut.gov>
Date: Thu, 7 May 2026 17:46:18 -0600
Subject: Re: Contact

Hilary,

You are very welcome. Please reach out if you have any questions or need additional information.

Ashley

On Wed, May 6, 2026 at 4:04 PM Hilary Venable <hvenable@midaut.org> wrote:
Ashley and Candice,
In my distraction earlier this week, I neglected to thank you for outlining the State permitting process.

Regards,

Hilary Venable
Project Area Director
MIDA
[redacted]

On Mon, May 4, 2026 at 12:37 PM Ashley Sumner <ssumner@utah.gov> wrote:
All,

See the attached letter outlining DEQ's permitting and regulatory requirements for the proposed development. Please let me know if you have any questions.

Best regards,

Ashley

On Sat, May 2, 2026 at 8:59 AM Hilary Venable <hvenable@midaut.org> wrote:
Thank you both.

Hilary

On Sat, May 2, 2026 at 7:31 AM Candice Hasenyager <chasenyager@utah.gov> wrote:
Thanks Hilary. I have added Ashley Sumner, Deputy Commissioner of DEQ, who is coordinating this letter for the Department since Tim is out of town.

On Fri, May 1, 2026 at 5:30 PM Hilary Venable <hvenable@midaut.org> wrote:
Thank you Candice. I've included Anne Hansen and Steve Hadfield on the thread. Steve is the County Attorney and Anne is the Chief Civil Deputy Attorney.

The Commission Meeting is scheduled for 4pm. Because it is being held at the fairgrounds in Tremonton, County staff will likely locate that direction by 2pm. They would like to use this document for their meeting.

Thank you,

Hilary Venable
Project Area Director
MIDA
[redacted]

On Fri, May 1, 2026 at 5:15 PM Candice Hasenyager <chasenyager@utah.gov> wrote:

Hi Hillary,

Here is my contact information.

--

Department *of*
Environmental Quality

Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements

--

Department *of* Environmental Quality
Division *of* Water Quality

Candice Hasenyager
Director

O: [redacted] | C: [redacted] | chasenyager@utah.gov
WaterQuality.utah.gov

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements

To: "tvincent@boxeldercountyut.gov" <tvincent@boxeldercountyut.gov>, "lbperry@boxeldercountyut.gov" <lbperry@boxeldercountyut.gov>, "bbingham@boxeldercountyut.gov" <bbingham@boxeldercountyut.gov>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 8 May 2026 16:13:01 -0600
Subject: Governors Message via X
Attachments: Governor Cox FAQ-on-Stratos-Project.pdf

We had a great meeting today with GOED and other Authorities, County, etc. Great coordination and representation. Glad to see those of you on the call that could make it.

Relation to the meeting, the Governor sent out a well-thought-out "X" message today. I attached his FAQ page, which he also posted.

Have a wonderful weekend. Appreciate you.

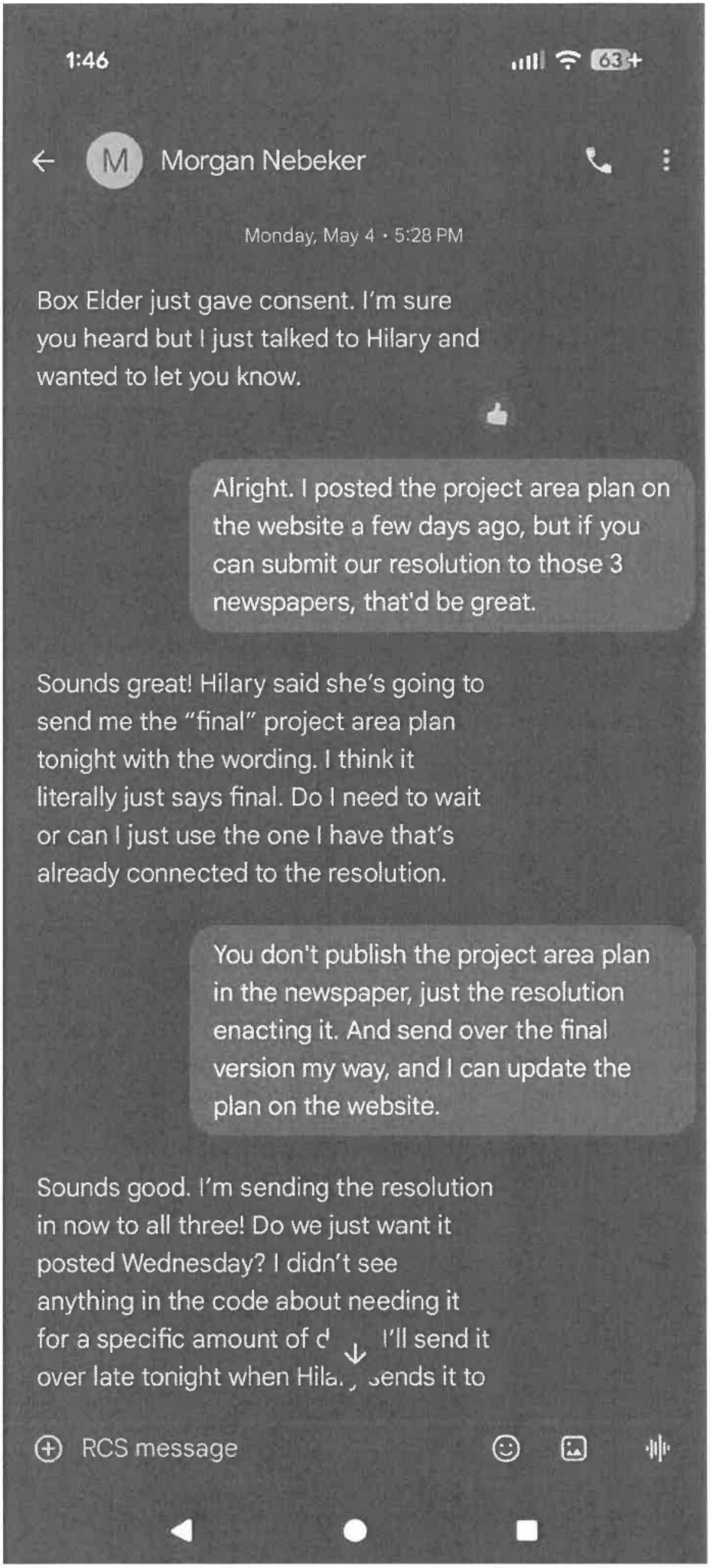
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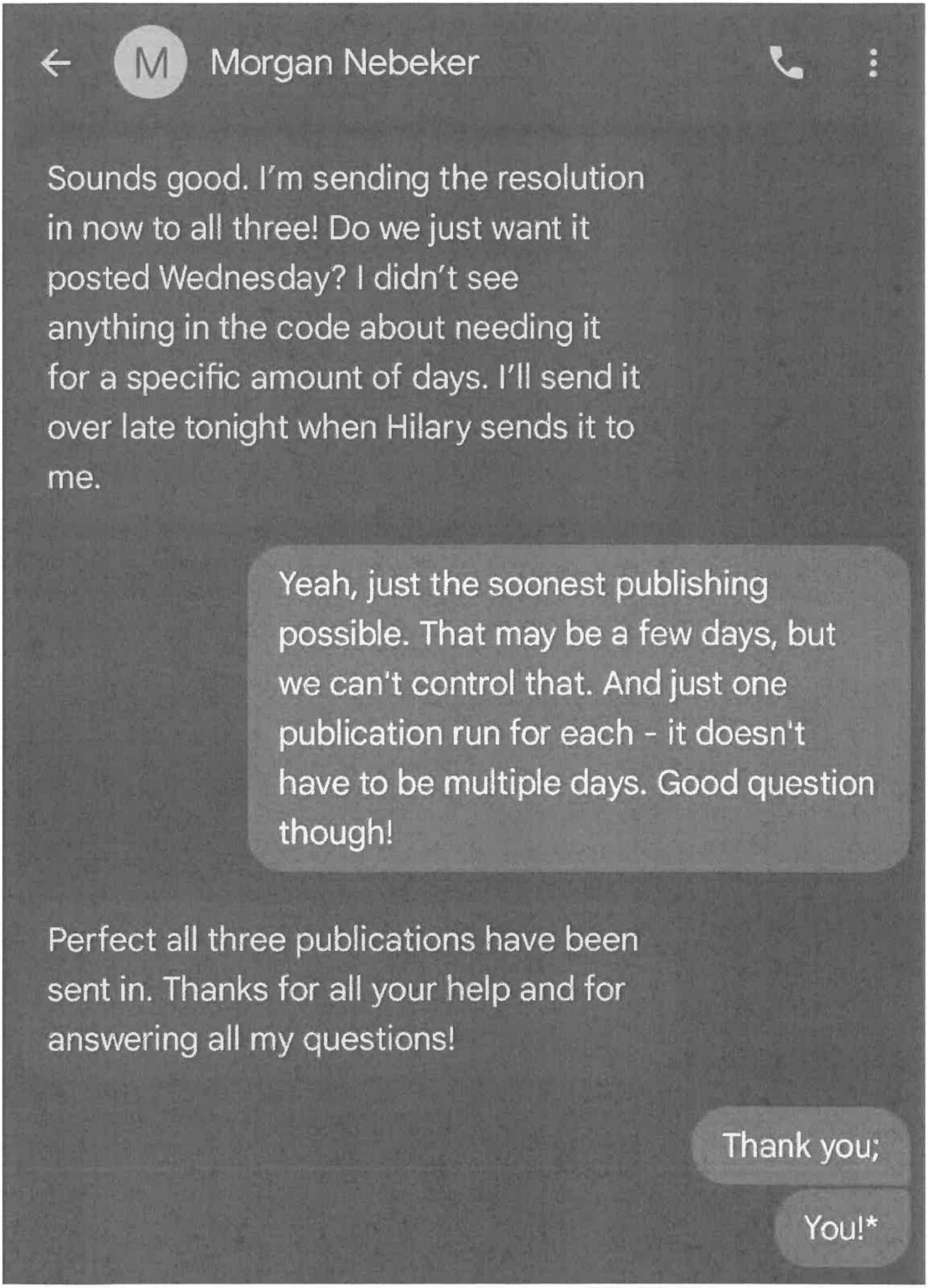
Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
[redacted]
midaut.org

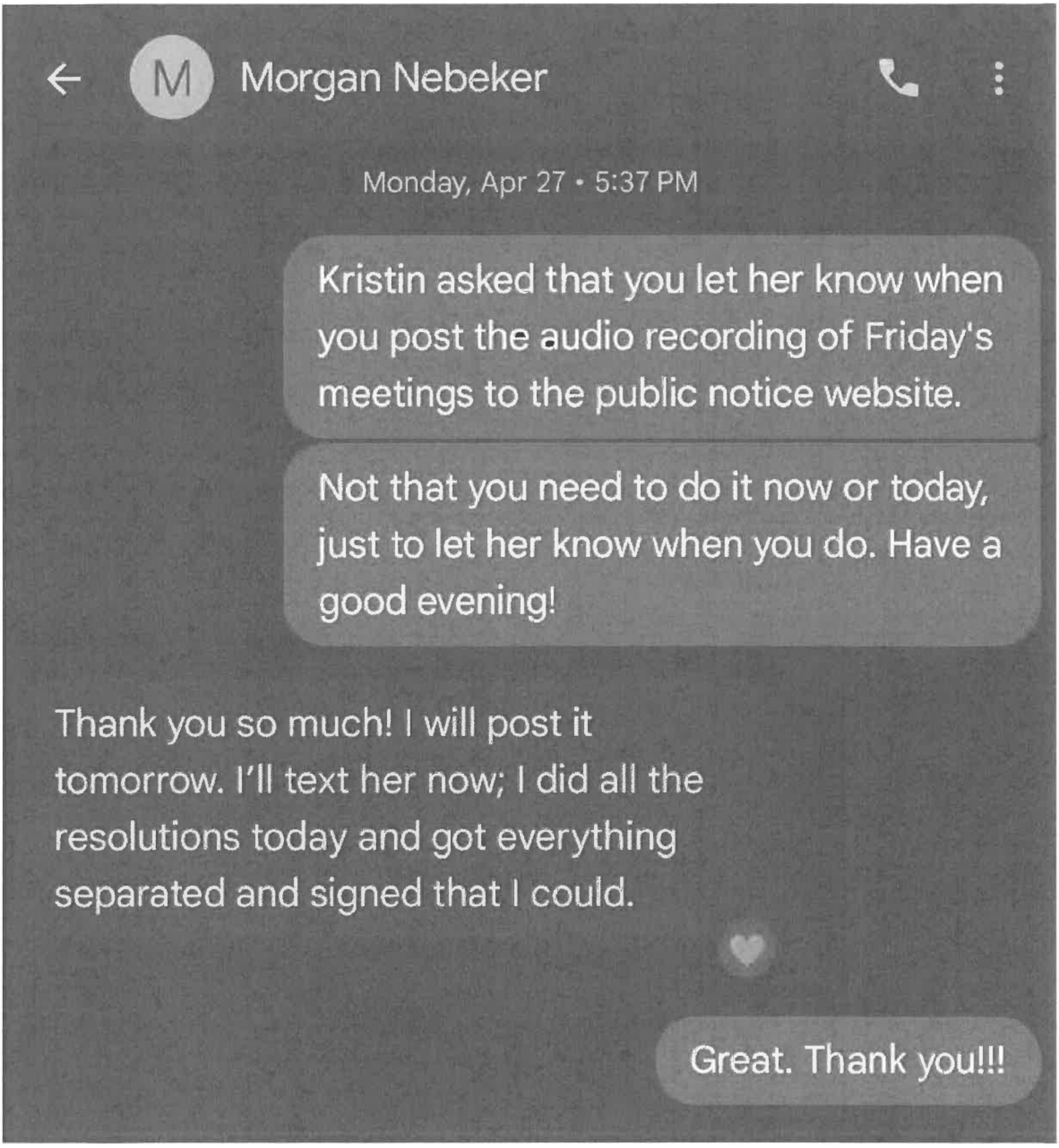
Embedded Attachments

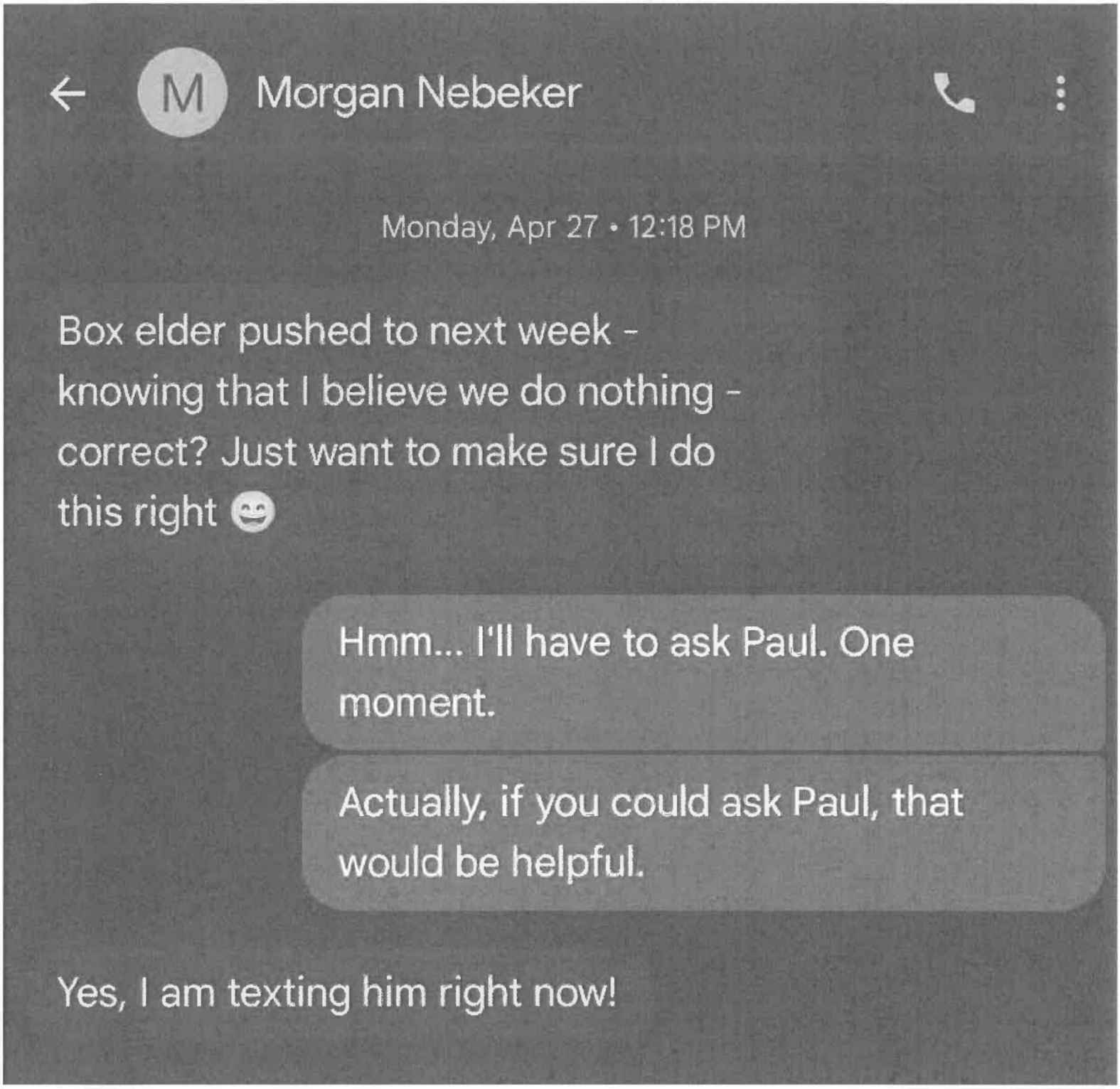
(Double-click paper clip to extract file. Requires Adobe Acrobat Reader)

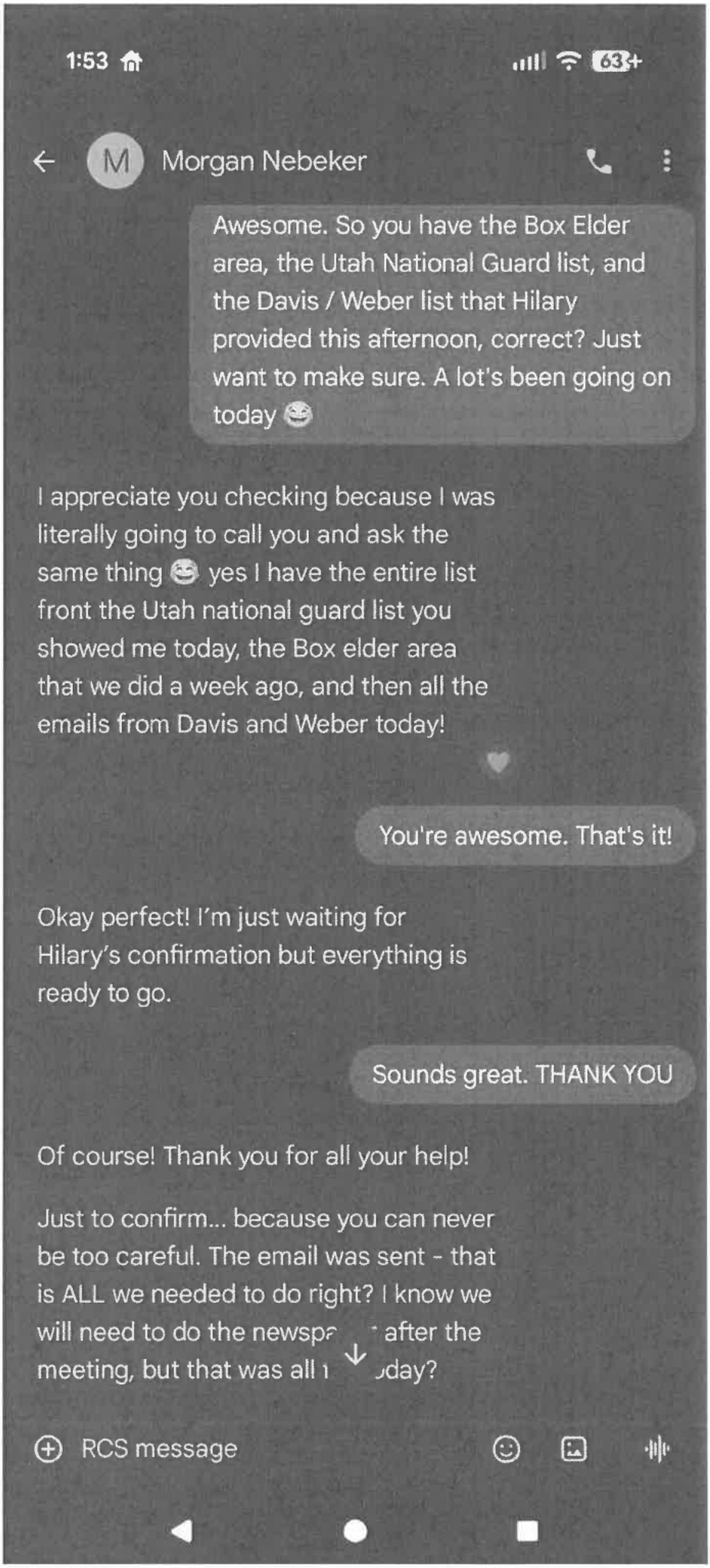
Governor Cox FAQ-on-Stratos-Project.pdf

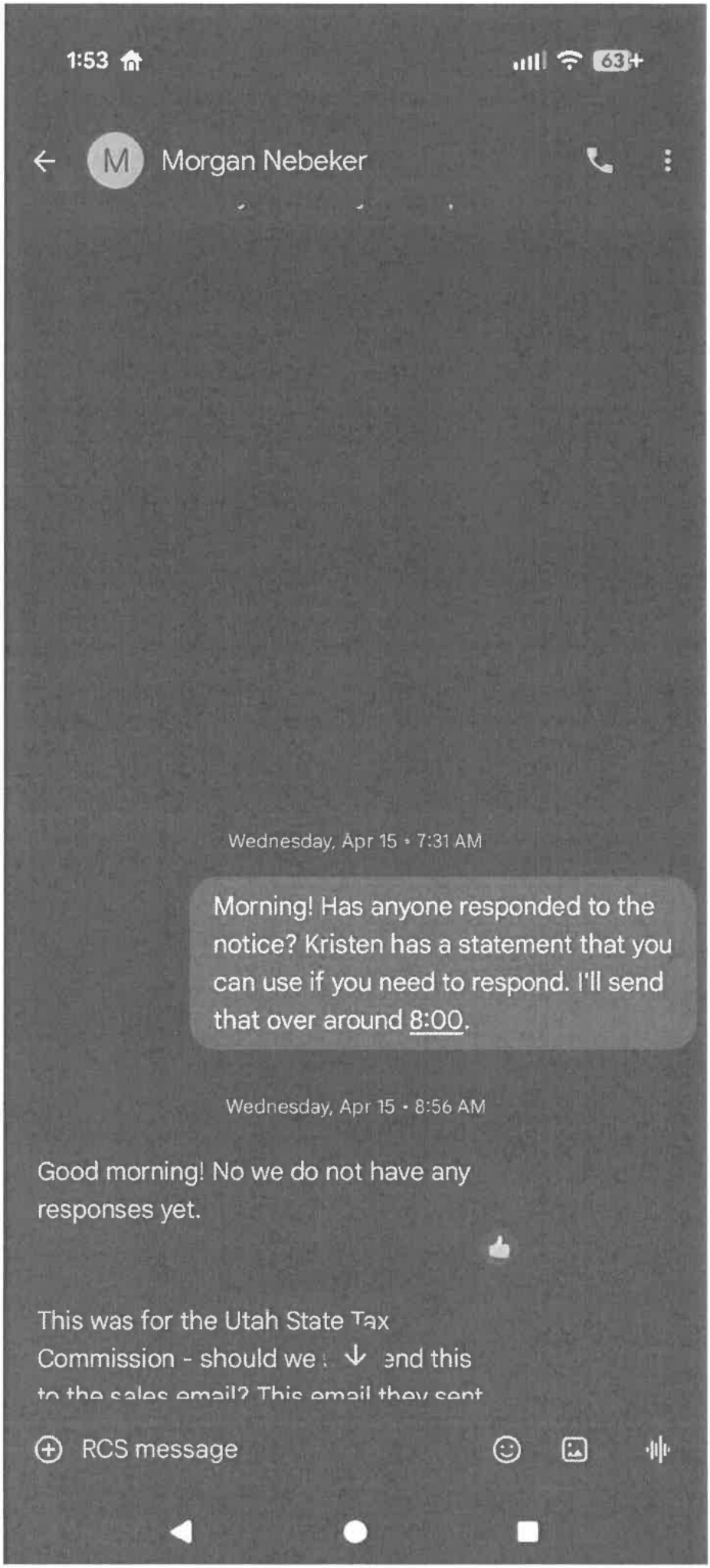

1:46
Morgan Nebeker
Monday, May 4 • 5:28 PM
Box Elder just gave consent. I'm sure you heard but I just talked to Hilary and wanted to let you know.
Alright. I posted the project area plan on the website a few days ago, but if you can submit our resolution to those 3 newspapers, that'd be great.
Sounds great! Hilary said she's going to send me the "final" project area plan tonight with the wording. I think it literally just says final. Do I need to wait or can I just use the one I have that's already connected to the resolution.
You don't publish the project area plan in the newspaper, just the resolution enacting it. And send over the final version my way, and I can update the plan on the website.
Sounds good. I'm sending the resolution in now to all three! Do we just want it posted Wednesday? I didn't see anything in the code about needing it for a specific amount of d I'll send it over late tonight when Hila. ends it to
RCS message

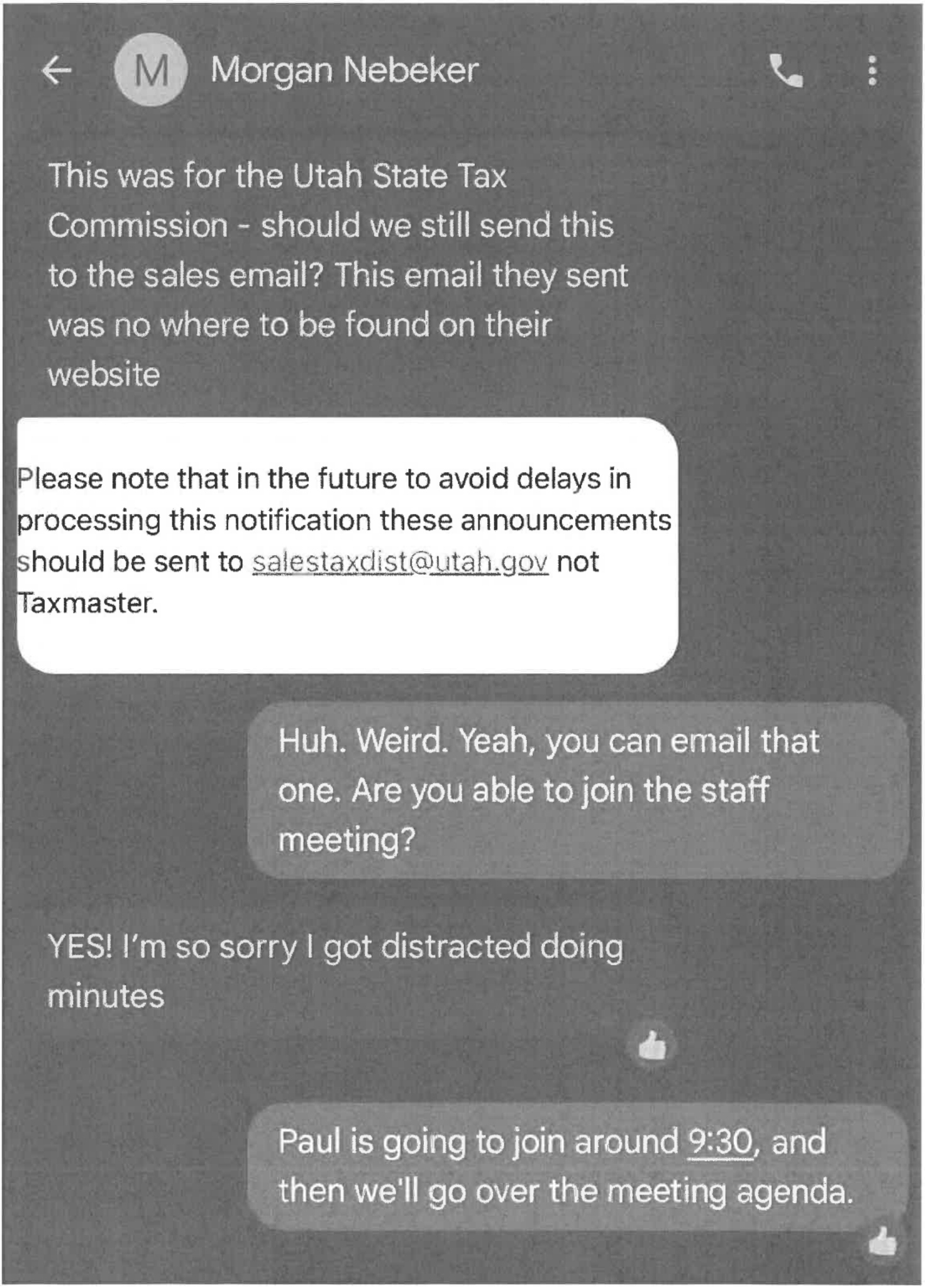

M
Morgan Nebeker
Sounds good. I'm sending the resolution in now to all three! Do we just want it posted Wednesday? I didn't see anything in the code about needing it for a specific amount of days. I'll send it over late tonight when Hilary sends it to me.
Yeah, just the soonest publishing possible. That may be a few days, but we can't control that. And just one publication run for each - it doesn't have to be multiple days. Good question though!
Perfect all three publications have been sent in. Thanks for all your help and for answering all my questions!
Thank you;
You!*

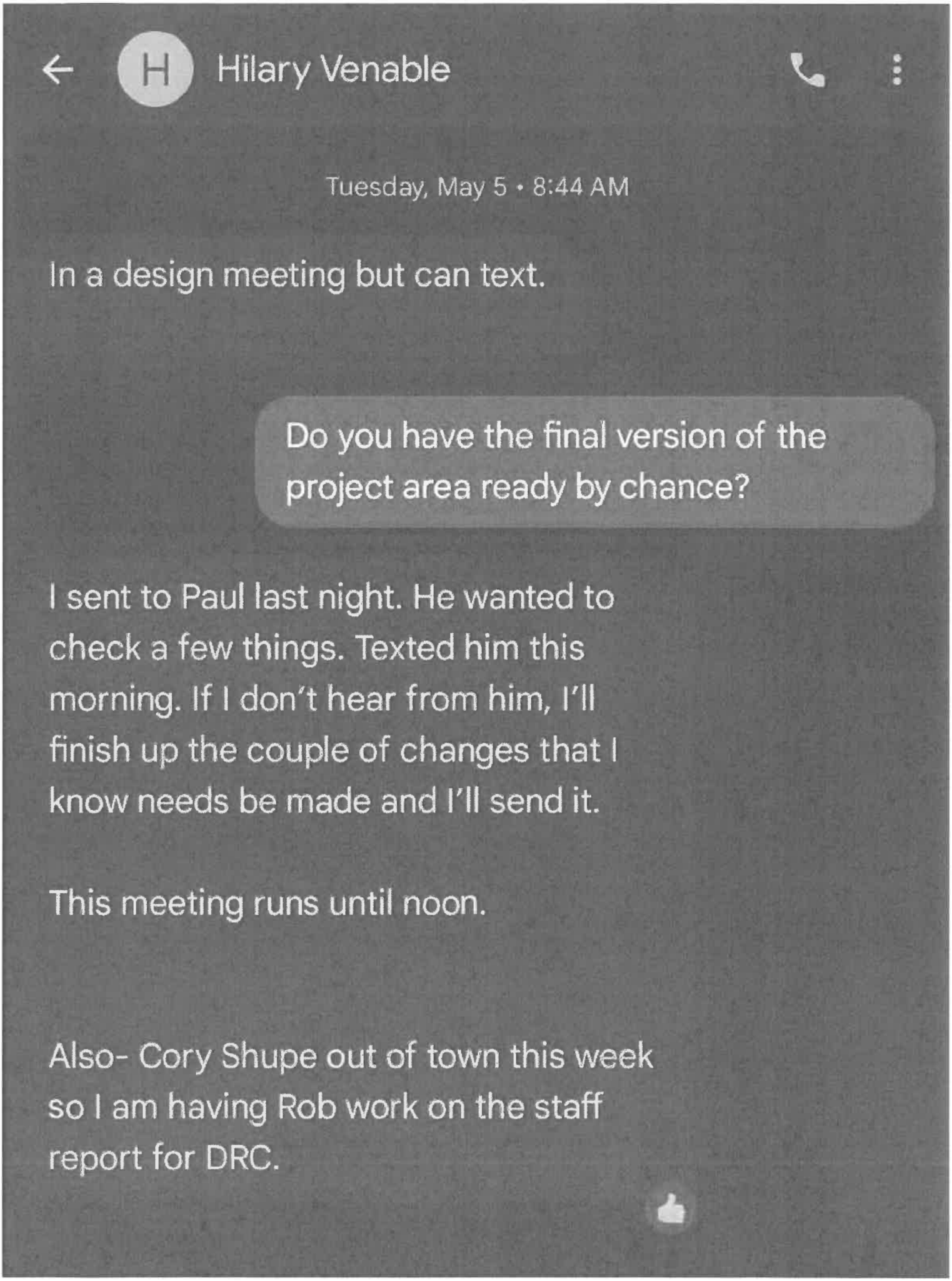

M
Morgan Nebeker
Monday, Apr 27 • 5:37 PM
Kristin asked that you let her know when you post the audio recording of Friday's meetings to the public notice website.
Not that you need to do it now or today, just to let her know when you do. Have a good evening!
Thank you so much! I will post it tomorrow. I'll text her now; I did all the resolutions today and got everything separated and signed that I could.
Great. Thank you!!!

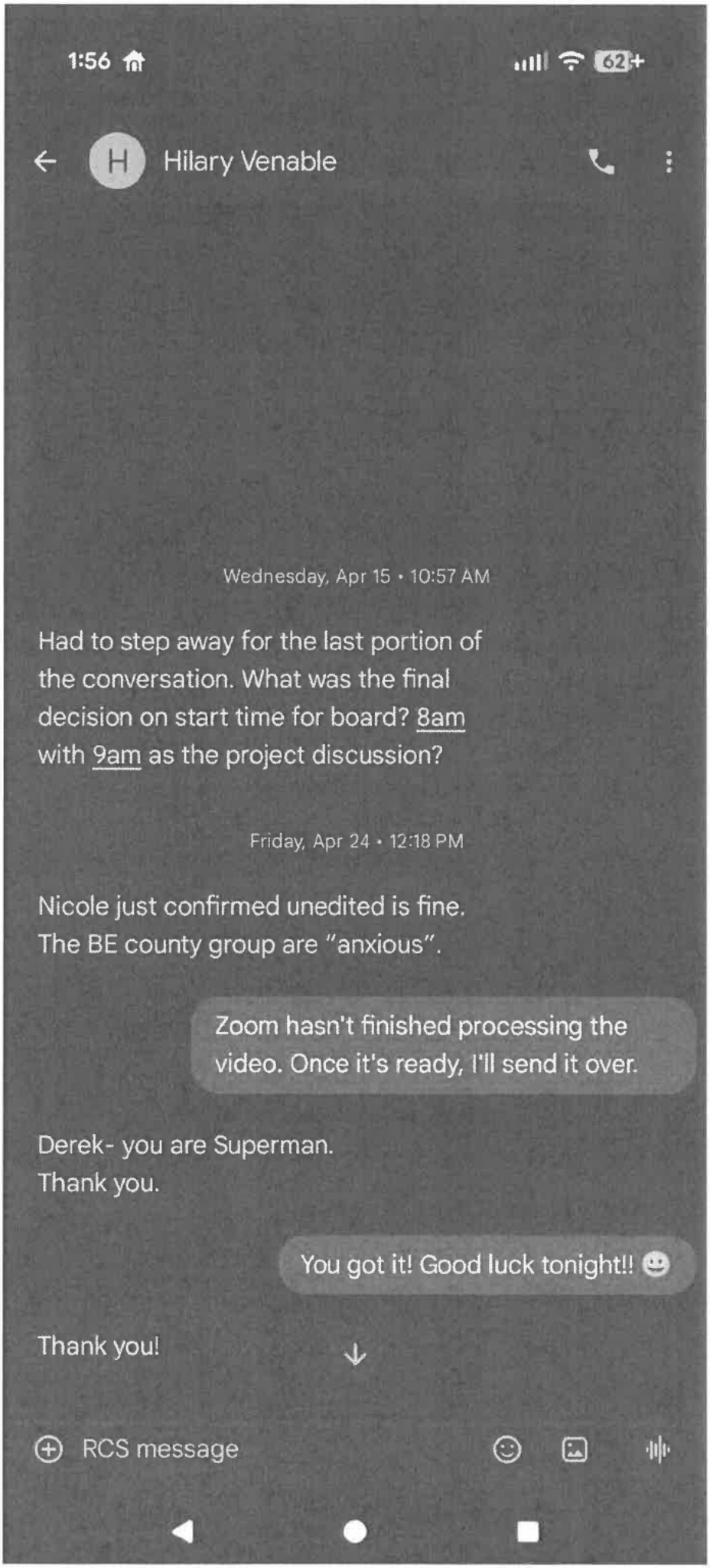

M
Morgan Nebeker
Monday, Apr 27 • 12:18 PM
Box elder pushed to next week - knowing that I believe we do nothing - correct? Just want to make sure I do this right 😄
Hmm... I'll have to ask Paul. One moment.
Actually, if you could ask Paul, that would be helpful.
Yes, I am texting him right now!


1:53
Morgan Nebeker
Awesome. So you have the Box Elder area, the Utah National Guard list, and the Davis / Weber list that Hilary provided this afternoon, correct? Just want to make sure. A lot's been going on today
I appreciate you checking because I was literally going to call you and ask the same thing yes I have the entire list front the Utah national guard list you showed me today, the Box elder area that we did a week ago, and then all the emails from Davis and Weber today!
You're awesome. That's it!
Okay perfect! I'm just waiting for Hilary's confirmation but everything is ready to go.
Sounds great. THANK YOU
Of course! Thank you for all your help!
Just to confirm... because you can never be too careful. The email was sent - that is ALL we needed to do right? I know we will need to do the newspa after the meeting, but that was all t oday?
RCS message


1:53
Morgan Nebeker
Wednesday, Apr 15 • 7:31 AM
Morning! Has anyone responded to the notice? Kristen has a statement that you can use if you need to respond. I'll send that over around 8:00.
Wednesday, Apr 15 • 8:56 AM
Good morning! No we do not have any responses yet.
This was for the Utah State Tax Commission - should we
end this to the sales email? This email they sent
RCS message


Morgan Nebeker
This was for the Utah State Tax Commission - should we still send this to the sales email? This email they sent was no where to be found on their website
Please note that in the future to avoid delays in processing this notification these announcements should be sent to salestaxdist@utah.gov not Taxmaster.
Huh. Weird. Yeah, you can email that one. Are you able to join the staff meeting?
YES! I'm so sorry I got distracted doing minutes
Paul is going to join around 9:30, and then we'll go over the meeting agenda.


H
Hilary Venable
Tuesday, May 5 • 8:44 AM
In a design meeting but can text.
Do you have the final version of the project area ready by chance?
I sent to Paul last night. He wanted to check a few things. Texted him this morning. If I don't hear from him, I'll finish up the couple of changes that I know needs be made and I'll send it.
This meeting runs until noon.
Also- Cory Shupe out of town this week so I am having Rob work on the staff report for DRC.


1:56
62+
H
Hilary Venable
Wednesday, Apr 15 • 10:57 AM
Had to step away for the last portion of the conversation. What was the final decision on start time for board? 8am with 9am as the project discussion?
Friday, Apr 24 • 12:18 PM
Nicole just confirmed unedited is fine. The BE county group are "anxious".
Zoom hasn't finished processing the video. Once it's ready, I'll send it over.
Derek- you are Superman. Thank you.
You got it! Good luck tonight!!
Thank you!
RCS message

3:00 5G 26

8



You are the best!!!

Hilary

Mon, May 4 at 5:14 PM

Any news on box elder?

We just received the consent

WAHOOOOO!!!!

Will you send me the final project plan so I can send it in to be published tomorrow please?

Yes, I will update the plan to a final plan. It will be late tonight.

No worries at all! Just sometime tomorrow is great

You did it! Amazing work

You got it. Thanks Morgan!

Just sent in the resolution publication for Stratos to the three news outlets!

I need to update the map before it's sent in..

You don't send in the plan just the resolution!

+ iMessage

3:01 5G 26

8



Hilary

Gotcha.

We haven't had a chance to get home yet and talk to the team. Give me just a few.

Mon, May 4 at 7:59 PM

Okay just got home. I know you were able to get the resolutions signed right after board meeting. If I log into Dropbox are they in the meeting folder?

Entry No. 499236 B: 1656 P: 1184
05/05/2026 01:31:33 PM FEE $0.00 Pages: 7
RESOLUTION For: BOX ELDER COUNTY
Chad Montgomery, Box Elder County Utah Recorder

BOX ELDER COUNTY COMMISSION

RESOLUTION NO. 26-11

A RESOLUTION OF THE BOX ELDER COUNTY COMMISSION CONSENTING TO THE INCLUSION OF PRIVATE LAND LOCATED IN UNINCORPORATED BOX ELDER COUNTY IN THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY'S STRATOS PROJECT AREA

WHEREAS, the Military Installation Development Authority ("MIDA") is a Utah state authority created pursuant to §§ 63H-1-101 et seq. Utah Code Annotated 1953, as amended (the "MIDA Act") to fulfill certain purposes regarding the development of military land and private land located in a project area that will benefit both the military and the general public; and

WHEREAS, MIDA is in the process of creating the Stratos Project Area to include Utah National Guard and Hill Air Force Base military land and private land located in unincorporated Box Elder County for the purpose of developing a large scale energy generation and data center complex with ancillary and associated uses that will enhance military mission readiness and national security while bringing substantial benefits to Utah, Box Elder County and its residents; and

WHEREAS, Exhibit A to this Resolution describes and shows the private land that is proposed to be included in the Stratos Project Area, and § 63H-1-401(3) of the MIDA Act provides that to include the land the Box Elder County Commission must pass "a resolution consenting to the inclusion of the land in the project area"; and

WHEREAS, the MIDA Act also requires 100% of the landowners to consent and all of the landowners have also agreed to consent to their land being included in the Stratos Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF BOX ELDER COUNTY that the Commission hereby irrevocably consents to the inclusion of the private land described and shown in Exhibit A in MIDA's proposed Stratos Project Area. This Resolution shall be effective on the date of its adoption.

RESOLVED, PASSED, AND EFFECTIVE this 4th day of May 2026.

Box Elder County Commission

Tyler Vincent
Commission Chair

COUNTY CLERK STATE SEAL OF UTAH BOX ELDER COUNTY

Attest:

Marla Young
County Clerk

Acknowledgment

State of Utah)

§

County of Box Elder)

On this 4th day of May, in the year 2026, before me, Marla R. Young a notary
date month year notary public name

public, personally appeared Tyler Vincent, Commission Chairman, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.

Marla R Young
(notary signature)

MARLA R YOUNG
Notary Public
State of Utah
My Commission Expires October 15, 2029
Commission Number 745547

(seal)

MIDA Board Meeting

Meeting held at the East Senate Building, Room 120

120 E Capitol St, Salt Lake City, UT 84103

and accessible virtually via Zoom.

AGENDA

1. Review and approve minutes from the December 16th, 2025, Mida Board meeting.
2. RESOLUTION 2026-01
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") THANKING KARL MCMILLAN FOR HIS SERVICE AS A MEMBER OF THE MIDA BOARD AND ITS PUBLIC INFRASTRUCTURE DISTRICTS.
3. RESOLUTION 2026-02
   A RESOLUTION OF THE LOAN APPROVAL COMMITTEE ("COMMITTEE") OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING A LOAN AGREEMENT BETWEEN MIDA AND THE UTAH DIVISION OF FINANCE RELATED TO THE UTAH NATIONAL GUARD PROJECT AREA; AND RECOMMENDING ADOPTION BY THE MIDA BOARD.
4. RESOLUTION 2026-03
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPOINTING DYLAN BRAUER AS A MEMBER OF THE CORMONT PUBLIC INFRASTRUCTURE DISTRICT BOARD OF TRUSTEES.
5. RESOLUTION 2026-04
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING AMENDMENTS TO THE MILITARY RECREATION FACILITY PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES AMENDING THE LIGHTING STANDARDS AND UPDATING OTHER SECTIONS OF THE STANDARDS.
6. RESOLUTION 2026-05
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY BOARD ("MIDA") DECLARING THE SATISFACTION AND RELEASE OF SPECIAL ASSESSMENT REVENUE BONDS (FALCON HILL ASSESSMENT AREA), SERIES 2017, AND AUTHORIZING THE RELEASE OF SPECIAL ASSESSMENT LIENS ON BUILDING 1575 (CAZADOR) AND BUILDING J (REDHAWK).
7. RESOLUTION 2026-06
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE STRATOS PROJECT AREA PLAN AND DIRECTING THE PUBLICATION OF NOTICE OF ITS APPROVAL IN A NEWSPAPER OF GENERAL CIRCULATION AS PROVIDED BY LAW.
8. RESOLUTION 2026-07
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE MIDA STRATOS PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES THAT WILL CONTROL THE DEVELOPMENT OF PROPERTY WITHIN THE BOX ELDER LOCATION OF THE STRATOS PROJECT AREA.
9. RESOLUTION 2026-08
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA) APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN MIDA AND THE MASTER DEVELOPER OF THE STRATOS PROJECT AREA.

10. ORDINANCE 2026-01
    AN ORDINANCE OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") LEVYING A MUNICIPAL ENERGY SALES AND USE TAX IN THE STRATOS PROJECT AREA.
11. RESOLUTION 2026-09
    A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MIDA AND BOX ELDER COUNTY.
12. Adjourn. The next scheduled meeting is May 19, 2026, at 9:00 am.

NOTICES: Individuals with disabilities may make requests for reasonable accommodation to attend or participate in the meeting. Please make requests at least 24 hours in advance. To make a request, please contact our staff at contact@midaut.org or 801-251-6342. Committee Members may participate in the meeting via teleconferencing or telephonic communication. Both video conference and telephone communication will be enabled so that Committee Members and all other meeting participants and attendees will be able to hear all discussions. General public attendees will be able to join this meeting in person or after registration on the Zoom platform which is posted on the Utah Public Notice Website, pmn.utah.gov. By motion of a Committee Member, the DRC may vote to hold a closed meeting for any of the purposes allowed by law, Utah Code §§ 52-4-204, 52-4-205, 52-4-2

MIDA Board Meeting

Meeting held at the East Senate Building, Room 120

120 E Capitol St, Salt Lake City, UT 84103

and accessible virtually via Zoom.

BOARD MEMBERS:
Stuart Adams (Chair)
Jerry Stevenson (Vice Chair)
Gage Forerer
Gary Harter
Mark Shepard
Mike Ostermiller
Jefferson Moss (non-voting)

AGENDA

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   Presenter: Paul Morris
4. RESOLUTION 2026-03
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   Presenter: Richard Catten
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   Presenter: Paul Morris
7. Time certain (9:00 am)
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MIDA Board Meeting Minutes (PENDING- TO BE APPROVED)

Date & Time:
Tuesday, December 16, 2025, at 11:30 am

Members Present: Stuart Adams, Jerry Stevenson, Mark Shepherd, Mike Ostermiller, Gary Harter Jefferson Moss(non-voting)

Members Excused: Karl McMillan, Gage Froerer

The complete audio recording of this meeting can be found online at: Edit Notice | Public Notice Website Admin

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Summary of the Discussions*

Agenda Item (1): Approval of minutes from the November 17, 2025, Board Meeting (0-2:01)

- Motion to Approve **November** 17, 2025, Meeting Minutes: Gary Harter
- Second: Mark Shepherd
- All voted "aye" in favor of approving the **November** 17, 2025, MIDA Board meeting minutes. None are opposed. The motion passes.

Agenda Item (2): Consideration of Resolution 2025-23 (1:49-3:51)

Presentation by Ariana Farber

Comments from Board Members

- Motion to Approve Resolution 2025-23: Mark Shepherd
- Second: Jerry Stevenson
- All voted "aye" in favor of approving Resolution 2025-23. None are opposed. The motion passes.

Agenda Item (3): Consideration of Resolution 2025-24 (3:51 -8:17)

Presentation by Ariana Farber

Comments from Board Members

- Motion to Approve Resolution 2025-24: Jerry Stevenson
- Second: Mike Ostermiller
- All voted "aye" in favor of approving Resolution 2025-24. None are opposed. The motion passes.

Agenda Item (4): Consideration of Resolution 2025-25 (8:46-11:37)

Presentation by Ariana Farber

Comments from Board Members

- Motion to Approve Resolution 2025-25: Jerry Stevenson

**To obtain the substance of all matters proposed, discussed, or decided by the public body and the substance of the testimony or comments provided by the public, please use the link to the audio recording on this page. (Utah Code §52-4-203) Timestamps of the audio recording are indicated in this summary.*

- Second: Gary Harter

All voted "aye" in favor of approving Resolution 2025-25. None are opposed. The motion passes

Agenda Item (5): Executive Director Comments and Update (12:18-13:15)
Next Meeting January 13th

Agenda Item (6): Adjourn. (13:15-13:33)

- Motion to Adjourn: Mark Shepherd _
- Second:_____
- All voted "aye" in favor of adjourning meeting. None are opposed. The motion passes.

Meeting adjourned at 11:42am

Attendees:

1. **Stuart Adams (Board Member)**
2. **Mark Shepherd (Board Member)**
3. **Mike Ostermiller (Board Member)**
4. **Jerry Stevenson (Board Member)**
5. **Jefferson Moss (Board Member)**
6. **Gary Harter**
7. Nicole Cottle
8. Derek Brenchley
9. Ashley Burr
10. Selina Hadfield
11. Heather Kruse
12. Ariana Farber
13. Paula Eldredge
14. Richard Catten
15. Paul Morris
16. Kristin Williams
17. Rob Donigan
18. Grace Doerfler
19. Derek Herndon
20. Kurt Krieg
21. Allison Aaefedt
22. Erin Madsen
23. Steve Issowits
24. Dave Williamsen
25. Cai-Peng Guan
26. Loren Garner
27. Kendal Black
28. Taylor Woodbury
29. Wendy Thomas
30. Hilary Venable
31. HD Sanderson
32. Marcus Keller
33. Michelle Jensen
34. Cranley Lockhart
35.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-01

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") THANKING KARL MCMILLAN FOR HIS SERVICE AS A MEMBER OF THE MIDA BOARD AND ITS PUBLIC INFRASTRUCTURE DISTRICTS

WHEREAS, Karl McMillan has served as a Wasatch County Council Member since 2023; and

WHEREAS, on January 6, 2025, Utah Governor Spencer J. Cox appointed Karl McMillan to the MIDA Board, where he has since served as a representative of Wasatch County; and

WHEREAS, in addition to his service on the MIDA Board, Karl has generously given his time and expertise to serve on the boards of the MIDA Mountain Village Public Infrastructure District ("MMV PID"), the MIDA Golf and Equestrian Center Public Infrastructure District ("GAEC PID"), and the Cormont Public Infrastructure District ("Cormont PID"); and

WHEREAS, Karl's knowledge and experience have provided a valuable resource to the functioning of MIDA and its public infrastructure districts; and

WHEREAS, Karl resigned from the Wasatch County Council, as well as his respective roles for MIDA and its associated Public Infrastructure Districts in April 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that:

1. It expresses its deep appreciation to Karl McMillan for his service to MIDA, the MMV PID, the GAEC PID, and the Cormont PID.

2. The MIDA Board wishes him well and extends its sincere gratitude for his dedication and contributions to Wasatch County and the State of Utah.

PASSED AND ADOPTED by the MIDA Board this 24th day of April, 2026

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

_____

Morgan Nebeker
MIDA Records Officer

Salt Lake City, Utah
April 24, 2026

The Board (the "Board) of the Military Installation Development Authority ("MIDA"), met in regular session (including by electronic means) at the regular meeting place of the Board in Salt Lake City, Utah on April 24, 2026, at the hour of 8:30 am, with the following members of the Board being present:

Stuart Adams	Chair
Jerry Stevenson	Vice Chair
Gage Froerer	Boardmember
Gary Harter	Boardmember
Mike Ostermiller	Boardmember
Mark Shepherd	Boardmember
Jefferson Moss	Non-voting member

Also present:

Paul Morris	Executive Director
Paula Eldredge	Chief Financial Officer

Absent:

Vacancy	Boardmember

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the following Resolution was introduced in written form along with a Certificate of Compliance with Open Meeting Law with respect to this April 24, 2026, meeting, a copy of which is attached hereto.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by Boardmember _____ and seconded by Boardmember _____ adopted by the following vote:

AYE:

NAY:

After the Chair signed the resolution, it was recorded by the Records Officer in the official records of MIDA. The resolution is as follows:

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-02

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") AUTHORIZING AND APPROVING A LOAN AGREEMENT RELATED TO THE UTAH NATIONAL GUARD PROJECT AREA PREVIOUSLY APPROVED BY THE MIDA LOAN APPROVAL COMMITTEE; AUTHORIZING THE EXECUTION THEREOF; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Military Installation Development Authority ("MIDA") was created pursuant to the Military Installation Development Authority Act, Title 63H, Chapter 1, Utah Code Annotated 1953, as amended (the "Act"); and

WHEREAS, pursuant to the Act, the MIDA Loan Approval Committee (the "Committee") was established with jurisdiction and approval rights to a loan agreement; and

WHEREAS, the Committee met on April 24, 2026 at 8:00 am and approved a Loan Agreement (the "Agreement") between MIDA, as the Borrower, and the Utah Division of Finance (the "Division"), as the Lender, for the purpose of supporting projects related to the Utah National Guard Project Area; and

WHEREAS, a copy of the Agreement is attached hereto as Exhibit A; and

WHEREAS, the MIDA Board finds that entering into this Agreement, following the approval of the Committee, is in the best interest of MIDA, the State of Utah, and the military installations and missions it supports; and

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that:

1. The Board hereby authorizes and approves the Loan Agreement in substantially the form attached as Exhibit A.

2. The Executive Director of MIDA, or their designee, is hereby authorized and directed to execute and deliver the Agreement, with such minor changes, additions, or deletions, as the Executive Director may deem necessary or appropriate, provided that such changes do not materially increase the obligations of MIDA or conflict with the approval granted by the Committee.

3. The officers, employees, and agents of MIDA are hereby authorized and directed to take all such actions and to execute all such additional documents and certificates as may be necessary or desirable to carry out the terms and intent of this Resolution and the Agreement.

4. This resolution shall take effect immediately upon its approval and adoption.

PASSED AND ADOPTED by the MIDA Board this 24th day of April, 2026.

Military Installation Development Authority

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Records Officer

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Morgan Nebeker, the undersigned Records Officer of the Military Installation Development Authority, Utah ("MIDA") do hereby certify, according to the records of MIDA in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the April 24, 2026 public meeting held by the Board (the "Board") of MIDA as follows:

(a) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (http://pmn.utah.gov) and the MIDA website (https//midaut.org) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Board (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Board to be held during the year, by causing said Notice to be posted on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 24, 2026.

By: _____
Morgan Nebeker
Its: Records Officer

ATTACHMENTS:

SCHEDULE 1 - NOTICE OF MEETING
SCHEDULE 2 - ANNUAL MEETING SCHEDULE

MILITARY DEVELOPMENT INFRASTRUCTURE REVOLVING LOAN FUND
LOAN AGREEMENT
NATIONAL GUARD PROJECT AREA

THIS LOAN AGREEMENT ("Loan Agreement") is made and entered into as of the 24th day of April 2026 (the "Effective Date"), by and between the UTAH DIVISION OF FINANCE, hereinafter referred to as "Division," acting as the loan servicer, and the MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA"), a political subdivision of the State of Utah, hereinafter referred to as the "Borrower."

RECITALS

WHEREAS, Title 63A, Chapter 3, Part 4 of Utah Code Annotated 1953, as amended (the "Revolving Loan Act"), established the Military Development Infrastructure Revolving Loan Fund (the "Military Development Fund"), for the purpose of providing financing, through infrastructure loans, for infrastructure projects undertaken by MIDA; and

WHEREAS, Title 63H, Chapter 1, Part 1 of Utah Code Annotated 1953, as amended (the "MIDA Act") established at §63H-1-104 a Loan Approval Committee for the Military Installation Development Authority (the "Loan Approval Committee") and provided related procedures for approving infrastructure loans from the military development fund for an infrastructure project undertaken by a borrower; and

WHEREAS, §63A-3-404(1) of the Revolving Loan Act requires that a "borrower that borrows money from the Military Development Fund shall enter into a loan agreement with the division for repayment of the money" and §63A-3-402(3)(b) of the Revolving Loan Act provides that the "division may not loan money in [the Military Development Fund] without the approval of the [Loan Approval Committee]"; and

WHEREAS, §63H-1-104 of the MIDA Act provides that the Loan Approval Committee "shall establish the terms of an infrastructure loan" issued pursuant to the Revolving Loan Act; and

WHEREAS, pursuant to its authority under Utah Code Ann, § 39A-2-102, the Utah State Armory Board and MIDA entered into a Ground Lease commencing July 1, 2025, for a 400-acre parcel within Camp Williams for an energy-development project; and

WHEREAS, MIDA entered into a Ground Sublease Agreement, dated September 8, 2025, with Utah Energy, LLC to sublease a portion of the property for the development of an industrial manufacturing campus, an undertaking that fulfills authorized government uses and was expressly executed for purposes consistent with the MIDA Act and the military mission of the Utah National Guard; and

WHEREAS, pursuant to the Ground Lease and the Ground Sublease Agreement, MIDA is responsible, at its own cost, for performing the Sublessor Work, which includes clearing, excavating, and finish grading the parcel such that it is a buildable, pad-ready site, as well as extending utilities and electrical power to the property line; and

WHEREAS, MIDA is engaged in negotiations with another company to locate their military-related advanced manufacturing facility at Camp Williams on state-owned land that is not within the 400-acre area of the Ground Lease and, if approved by the National Guard through another ground lease and sublease, MIDA will be responsible for creating the buildable, pad-ready site and extending the utilities, which costs are intended to be memorialized into this Agreement by future amendment; and

WHEREAS, MIDA intends to issue one or more municipal bonds as well as other financing mechanisms to pay for or be reimbursed for the Sublessor Work required to prepare the properties for vertical construction on both sublease sites (collectively the "Camp Williams Project"); and

WHEREAS, MIDA is desirous to utilize an infrastructure loan from the military development fund to provide such financing for the Camp Williams Project, which loan shall be repaid using the Property Tax Allocation and Municipal Services Revenue Funds generated by the vertical construction resulting from the Camp Williams Project; and

WHEREAS this Loan Agreement establishes the term, interest rate, a period of capitalized interest, and payments as the security for repayment of the principal and interest on this loan;

TERMS AND CONDITIONS

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. The term of this loan shall be fifteen (15) years beginning on the Effective Date. The interest rate will be at 2.25% annual interest. Borrower shall make a lump sum payment of principal and annually accreted interest at loan maturity as illustrated in Exhibit A, which is incorporated by reference. There is no prepayment penalty if the Borrower pays any of the principal early.

2. The Borrower hereby pledges funds generated by the Camp Williams Project, including Property Tax Allocation and Municipal Services Revenue Funds, in the amount set forth herein. This Loan Agreement creates a valid and binding pledge of the Camp Williams Project funds as security for the payment of the loan, and under the laws of the State of Utah, such pledge is automatically perfected by §11-14-501 of the Utah Code.

3. Borrower shall pay the Division the loan payments for deposit in the Military Development Fund. The Division shall provide the Borrower with the appropriate mechanism for making the payments. In the event the Borrower is 30 days delinquent with a payment on a due date as shown in Exhibit A, the Division shall have a first priority lien on the specific Property Tax Allocation and Municipal Services Revenue Fund set forth herein until the payment or loan has been satisfied. The Loan Approval Committee will not approve any more loans to the Borrower while this loan is in default.

4. If the Borrower breaches any terms of this Agreement, the Division may seek any legal or equitable remedy to obtain compliance or payment of the loan. In the event an action is filed in district court, the venue shall be Salt Lake County, Third District Court.

5. Each party to this Agreement shall designate a representative as contacts to address questions and issues as they arise under this Agreement.

6. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

7. This Agreement may be executed in counterparts by the parties.

8. Each party represents that it has the authority to enter into this Agreement.

9. This Agreement shall constitute the entire agreement and understanding of the parties with respect to the subject matter hereof, and shall supersede all offers, negotiations, and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each party.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

By:

_____

Its: Executive Director

Reviewed as to Form and Legality:

_____

MIDA Legal Counsel

UTAH DIVISION OF FINANCE

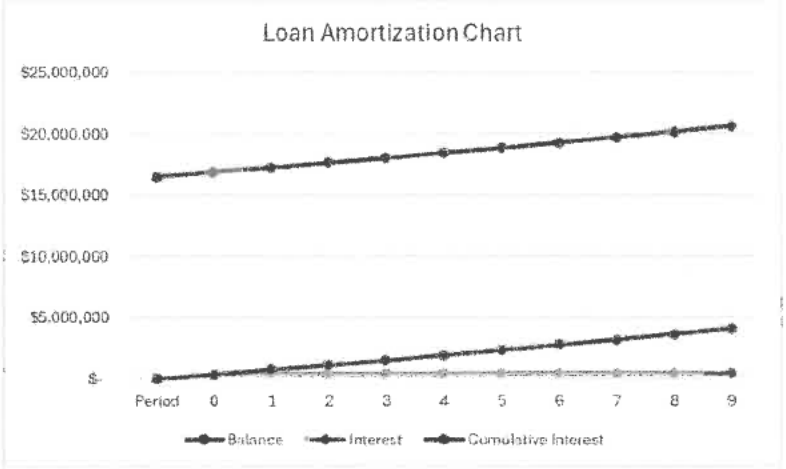
By:

_____

Its: Director

Exhibit A to MIDA Loan - Amortization Chart

Loan Amount (pv)	$ 16,500,000
Interest Rate (rate)	2.25%
Total # of Periods (Nper)	15
Payment per Period	Single payment maturity
Total Interest Paid	$6,537,412.27



Period	Date	Payment Amount	Interest	Cumulative Interest	Accreted Interest	Accreted Principal Earned	Balance
0	5/1/2026	$ -		$ -		$ -	$ 16,500,000
1	5/1/2027	$ -	$ 371,250	$ 371,250	$ (371,250)	$ (371,250)	$ 16,871,250
2	5/1/2028	$ -	$ 379,603	$ 750,853	$ (379,603)	$ (750,853)	$ 17,250,853
3	5/1/2029	$ -	$ 388,144	$ 1,138,997	$ (388,144)	$ (1,138,997)	$ 17,638,997
4	5/1/2030	$ -	$ 396,877	$ 1,535,875	$ (396,877)	$ (1,535,875)	$ 18,035,875
5	5/1/2031	$ -	$ 405,807	$ 1,941,682	$ (405,807)	$ (1,941,682)	$ 18,441,682
6	5/1/2032	$ -	$ 414,938	$ 2,356,620	$ (414,938)	$ (2,356,620)	$18,856,620
7	5/1/2033	$ -	$ 424,274	$ 2,780,894	$ (424,274)	$ (2,780,894)	$ 19,280,894
8	5/1/2034	$ -	$ 433,820	$ 3,214,714	$ (433,820)	$ (3,214,714)	$ 19,714,714
9	5/1/2035	$ -	$ 443,581	$ 3,658,295	$ (443,581)	$ (3,658,295)	$ 20,158,295
10	5/1/2036	$ -	$ 453,562	$ 4,111,857	$ (453,562)	$ (4,111,857)	$ 20,611,857
11	5/1/2037	$ -	$ 463,767	$ 4,575,623	$ (463,767)	$ (4,575,623)	$ 21,075,623
12	5/1/2038	$ -	$ 474,202	$ 5,049,825	$ (474,202)	$ (5,049,825)	$ 21,549,825
13	5/1/2039	$ -	$ 484,871	$ 5,534,696	$ (484,871)	$ (5,534,696)	$ 22,034,696
14	5/1/2040	$ -	$ 495,781	$ 6,030,477	$ (495,781)	$ (6,030,477)	$ 22,530,477
15	5/2/2041	$ -	$ 506,936	$ 6,537,412	$ (506,936)	$ (6,537,412)	$ 23,037,412

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-03

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPOINTING DYLAN BRAUER AS A MEMBER OF THE CORMONT PUBLIC INFRASTRUCTURE DISTRICT BOARD OF TRUSTEES

WHEREAS, on January 7, 2025, the MIDA Board adopted Resolution 2025-02 which created the MIDA Cormont Public Infrstructure District (the "Cormont PID") and adopted its Governing Document; and

WHEREAS, on January 23, 2025, the Lieutenant Governor of the State of Utah issued a Certificate of Incorporation for the Cormont PID; and

WHEREAS, the Governing Document of the Cormont PID established the Board of Trustees of the Cormont PID which includes one representative selected by the developer of the Cormont development; and

WHEREAS, Jing Jaio, who was selected and appointed as the original developer representative on the Cormont Board has left that position and the developer has selected and recommended Dylan Brauer be appointed to fill the vacancy as the developer representative on the Cormont Board; and

WHEREAS, the MIDA Board does hereby find it to be in the best interest of MIDA, the Cormont PID, and the Military Recreation Facility Project Area to appoint Dylan Brauer as member of the Cormont Board.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that Dylan Brauer is hereby appointed to the MIDA Cormont Public Infrastructure Board of Trustees and replaces Jing Jaio who previously held that position.

PASSED AND ADOPTED by the MIDA Board this 24th day of April 2026.

Military Installation Development Authority

_____
J. Stuart Adams
Chair

Attest:

_____
Morgan Nebeker
MIDA Records Officer

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-04

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING AMENDMENTS TO THE MILITARY RECREATION FACILITY PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES AMENDING THE LIGHTING STANDARDS AND UPDATING OTHER SECTIONS OF THE STANDARDS

WHEREAS, the MIDA MRF Development Review Committee ("DRC") met on April 14, 2026, and recommended that the MRF Development Standards and Guidelines ("Development Standards") be amended to substantially update the lighting standards to require "Dark Sky" oriented lighting, and to update a reference in the drainage standards, rules regarding retaining walls located in public utility easements, adjustment of building envelopes, and making nighttime use of ski runs a conditional use; and

WHEREAS, the MIDA Board finds that it is in the best interest of the MRF Project Area to amend the Development Standards as recommended by the MRF DRC.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that the attached amendments to the MRF Development Standards recommended by the MRF DRC are hereby adopted.

PASSED AND MADE EFFECTIVE by the MIDA Board this 24th day of April 2026.

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

_____

Morgan Nebeker
MIDA Records Officer

PROPOSED CHANGES/UPDATES TO THE MRF PROJECT AREA STANDARDS AND GUIDELINES

PROPOSED CHANGE TO DRAINAGE STUDY REFERENCE

4.08 Infrastructure Improvements Design Standards

D. Drainage

All Surface Drainage, water quality, and drainage detention basins, shall comply with the following standards:

1. Drainage Plan Submittal Requirements: Unless provided otherwise, the criteria and methods presented in the following references should be used in planning and design of the drainage system:
   a. ~~"Mayflower Village Resort Technical Drainage Study", version 8 October 2022, prepared by Kimley Horn~~Deer Valley East North Outlet Drainage Study..
   b. "Mayflower Village Resort Lot 13 Drainage Study", prepared by Horrocks, 2024.
   c. UDOT Multi-Parcel Drainage Agreement, dated April 26, 2024.
   d. Urban Drainage Design Manual", hydraulic engineering circular no. 22, November 1996, federal highway administration, FHWA-SA-96-078, http://www.fhwa.dot.gov/bridge/hydpub.htm.
   e. Current addition of the "Urban Storm Drainage Criteria Manual", Mile High Flood District (MHFD), http://www.mhfd.org/criteria-manual.
   f. "Design and Construction Of Urban Stormwater Management Systems", ASCE manuals and reports of engineering practice no. 77, 1992, https://www.asce.org/bookstore/book.cfm?book=2800.

   The drainage plan should provide for control of erosion at the source, noneroding conveyance facilities, and water quality/detention basins.

PROPOSED BUILDING ENVELOPE ADJUSTMENT CHANGE

2.02 Subdivision Plat

M. Amendment of Approved Final Subdivision Plat:

2. Notwithstanding the foregoing requirements of section 2.02(M)(1), the following amendments shall only require Administrative Approval and shall not be subject to the additional review and approval requirements of Section 2.02(B) or 2.02(F), but which shall be subject to engineering, planning, and legal review appropriate for the proposed amendment, as determined by the MIDA staff:

b. The adjustment of residential building envelopes, ~~and~~provided that the square footage of the building envelope does not exceed the greater of: a) the square footage of the original building envelope or, b) the maximum building square footage set forth in the plat notes for the applicable subdivision plat. Building envelopes may not be adjusted in any manner that would cause the building envelope to intrude into a public utility easement.

PROPOSED REGULATION FOR RETAINING WALLS WITHIN PUBLIC UTILITY EASEMENTS

4.09 Other Design Standards

J. Retaining Walls in Public Utility Easements: Retaining walls (in excess of 4 feet in height) are allowed to project into a public utility easement ("PUE") if the applicant provides letters from all applicable utility companies stating their approval for the retaining wall in the PUE. All utilities passing through or within the footprint of a retaining wall structure shall be enclosed in a protective casing that extends a minimum of five (5) feet from the wall structure to allow future utility maintenance without disturbing the retaining wall.

PROPOSED ADDITION TO THE LIST OF CONDITIONAL USES

3.03 Conditional Uses

A. Conditional Uses in the MIDA Control Area are:

1. Any use customarily incidental to the operation of a Permitted Use or a Conditional Use not otherwise designated a Permitted Use
2. Ossuaries, mausoleums and memorial gardens, located not less than ½ mile from a Dwelling
3. Radio, television, or wireless telecommunication towers that utilize stealth technologies to minimize their visual impact
4. Temporary Structures not otherwise designated a Permitted Use
5. Support and maintenance to support a Permitted Use or a Conditional Use not otherwise designated a Permitted Use
6. Off-premises signage, except for wayfinding
7. Helipads
8. Emergency heliport sites
9. Camping and campgrounds
10. Gasoline service stations and car wash facilities
11. Gravel pits and borrow sites in connection with approved Construction
12. Overhead electrical transmission lines.
13. Drive Through eating establishments located on the East side of Highway 40.
14. Night Lighting of Ski Runs and Trails.

PROPOSED LIGHTING DESIGN STANDARDS

4.06 Lighting Design Standards

A. Objective: The objective of these standards is to reduce light pollution, glare, and lower light levels that are generated from light sources within the MIDA Control Area. Consistent with the adopted MIDA Control Area Lighting Zone Map, these requirements are intended to protect the health and welfare of all residents within the MIDA Control Area, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment.

1. Key considerations in applying these Standards include:

    a. Outdoor uses of Artificial Light At Night ("ALAN") often include inappropriate and bright sources of light that cause an unsafe reduction in human visual performance.
    b. Excessive, unnecessary, and misdirected ALAN contributes to Light Pollution and wastes energy resources that would, if corrected, generate tangible cost savings.
    c. Increased use of ALAN contributes to an escalation of Light Pollution, thus increasing the brightness of the night sky by 10% annually and rendering the current night sky orders of magnitude (often hundreds of times) brighter than the natural and original sky background.
    d. Light Pollution from ALAN is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health.

e. The Five Principles for Responsible Outdoor Lighting:

    (i) Useful: Use light only if it is needed.
    (ii) Targeted: Direct light so it falls only where it is needed.
    (iii) Low Level: Light should be no brighter than necessary.
    (iv) Controlled: Use light only when it is needed.
    (v) Color: Use warmer color lights where possible.

B. Terms and Definitions

The following are terms and definitions used in this section:

ANSI – American National Standards Institute.

ANSI/IES Lighting Standards: Applicable outdoor lighting standards and metrics include but are not limited to:

a. RP-2: outdoor retail spaces

b. RP-6: outdoor sports and recreational areas
c. RP-7: outdoor industrial areas
d. RP-8: roadway and parking facilities
e. RP-40: port terminals
f. RP-43: outdoor pedestrian areas

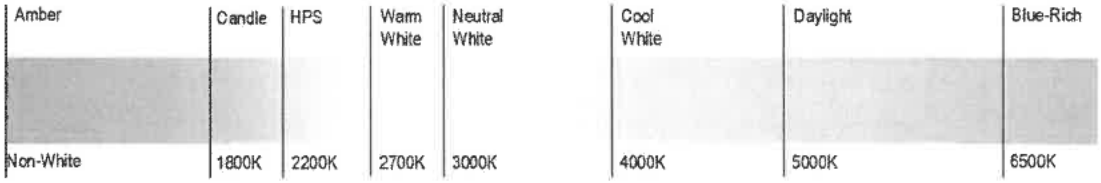
ALAN (artificial light at night): Light that is created from human technology, rather than a naturally occurring process. Also known as anthropogenic lighting.

Backlight: For an exterior Luminaire, Lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the Luminaire. For Luminaires with symmetric distribution, Backlight will be the same as front light.

BUG: A Luminaire classification system that classifies Backlight (B), Uplight (U), and Glare (G).

Candela (cd): The unit of measure for luminous intensity.

CCT (correlated color temperature): The measured color appearance of light emitted by a light source described using a nominal value stated in kelvins (K). Lower CCTs (1800 K to 2200 K) appear very warm or amber. Medium CCTs (2700 K to 3000 K) appear "warm white," similar to standard incandescent bulbs. High CCTs (4000 K and higher) appear "cool white" or "blue."



Curfew: A time defined by the authority when outdoor lighting is reduced or extinguished.

Footcandle: The unit of measure expressing the quantity of light received on a surface. One footcandle is the Illuminance produced by a candle on a surface one foot square from a distance of one foot.

Fully Shielded: A Luminaire designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running through the lowest light-emitting part of the Luminaire.

Glare: Lighting entering the eye directly from Luminaires or indirectly from reflective surfaces that causes visual discomfort or reduce visibility.

IDA: International Dark-Sky Association

IES (Illuminating Engineering Society): An ANSI-recognized Standards Development Organization.

Illuminance: Measured in LUX or Footcandles, the total Luminous Flux incident at a point on a surface.

LCS Zones: The zones described in the IES Luminaire Classification System.

LED: Light emitting diode.

Light Level: The maintained Luminance or Illuminance value.

Light Pollution: ALAN traveling into areas where it is not needed or wanted. This can be in the form of Light Trespass, Glare, or atmospheric Sky Glow.

Light Trespass: ALAN illuminating past property lines without permission. Unless specified otherwise, light trespass limits are measured at any location along a property line both horizontally at the ground plane facing upward and vertically at 1.5 meters (5ft) above grade with the meter aimed toward the light source in question.

Lighting Zones: A mapping system describing the luminous environment and related lighting conditions based on land uses and expected tasks. These range from natural and intrinsically dark zones to very bright zones. May be abbreviated as "LZ." The Lighting Zones are adopted from the Dark Sky International/Illuminating Engineering Society Model Lighting Ordinance dated June 15, 2011.

Lumen (lm): A unit of measure of the *Luminous Flux* of a light source.

Luminaire: A complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination. The plural is Luminaires.

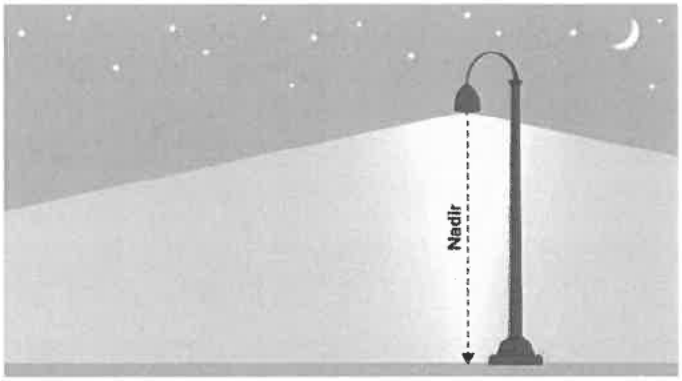
Luminance: The intensity of light emitted from a surface per unit area in a given direction.

Luminous Flux: A measure of the power of visible light produced by a light source, measured in lumens.

Lux (lx): The SI (International System of Units) metric system unit of measure for *Illuminance*.

Mounting Height: The height of the photometric center of a luminaire above grade level.

Nadir: A downward vertical vector directly beneath a luminaire, opposite to zenith.



Nighttime Hours: The time between 10:00 PM and sunrise, or 7:00 AM (whichever comes earlier).

Non-essential: Lighting that is not directly associated with the physical safety of motor vehicle and pedestrian threats, including but not limited to: landscape lighting, illuminated signage or advertising after business hours, façade lighting, vacant sports fields, and seasonal lighting.

Seasonal Lighting: Outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and traditions. This includes but is not limited to string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

Security Lighting: Illumination used specifically to protect people, property, and infrastructure from criminal threat.

Shielding: A Luminaire design, optical intervention, or physical accessory (such as a louver) preventing light emission from traveling into a particular area, angle, or region.

Sign Copy: The area of a sign occupied by letters, numbers, graphics, or other content intended to inform, direct, or otherwise transmit information.

Ski Mountain Operations: Regular maintenance and repair of Ski Facilities and the grooming of Ski Runs and Trails. Ski Mountain operations does not include public use of the Ski Facilities.

Sky Glow: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Uplight: For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

Vertical Illuminance: Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

C. Applicability

1. This ordinance applies to all sources of outdoor lighting installed or replaced within the MIDA Control Area. This includes, but is not limited to, permitted development and construction projects involving homes, dwellings, roadways, public right-of-way, signage, buildings, facilities, properties, landscape, parking lots, hardscape, non- habitable structures, and monuments.
2. Lighting plans and installations which have been submitted and approved via an approved Site Plan or Building Permit prior to the adoption of these Standards on April 24, 2026 and not meeting the requirements of these Standards shall be considered legal and repairable but non-conforming. All non-conforming Luminaires may continue to be used and maintained until one of the following occurs:
    a. When a new Site Plan is approved for the property, at which time all outdoor lighting on the property shall meet the requirements of these Standards before the new use commences.
    b. When a property is permitted for exterior remodeling work or permitted for tenant improvements which include changes or additions to the outdoor lighting or when exterior fixtures are replaced.

D. Exemptions From Lighting Standards

1. Lawful: Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal or state) than MIDA, including but not limited to:
    a. Navigational lighting systems regulated by the Federal Aviation Administration.
    b. Any contradictory provision of the Utah State Construction Code, Utah Department of Transportation illumination requirements, or applicable health code.
    c. Lighting for worker safety as mandated by the Occupational Safety and Health Administration.
2. Safety: Luminaires installed for the benefit of public safety, including but not limited to:
    a. Security Lighting as determined by a government public safety agency with jurisdiction within the MIDA Control Area.
3. Permitted: Temporary lighting approved and permitted by MIDA for Special Events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption

to ecological migration or habitat.

4. Seasonal: Seasonal Lighting used from Thanksgiving Day to March 31th.
5. Traffic control signals and devices, including changeable copy message boards used for traffic control purposes.
6. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.
7. Temporary construction lighting, subject to the curfew set forth in Section 4.06(F)(5) of these Standards, except as otherwise explicitly permitted pursuant to the terms of the applicable construction permit.
8. The lighting of flags, including but not limited to Federal, State or military flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this section. Flags on poles over 20 feet above ground level shall be illumined only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole. The luminaire shall comply with all provisions of these Standards and the total output from any luminaire mounted on top of a flagpole shall not exceed 800 lumens.
9. Ski Mountain Operations.

E. Prohibitions

1. ALAN must not interfere with the safe movement of motor vehicles. Any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals) is prohibited.
2. Beacons and searchlights, except for emergency use by authorized first responders.
3. Night lighting of Ski Runs and Trails unless otherwise approved through a temporary Special Event permit or a Conditional Use permit.
4. Uplighting of any type including by not limited to lighting which is used to illuminate building or other structures, except as may be otherwise authorized in these Standards.

F. Outdoor Lighting Requirements

All outdoor lighting proposed within the project area shall follow a consistent, transparent, and technically sound design process to ensure full compliance with these Standards

1. Legal: All outdoor Luminaires and Luminaire installations shall comply with federal and state law; and these Standards; applicable energy and building codes; product safety labeling; ; and shall be subject to the appropriate permit and inspection requirements thereof.
2. Light Level: Lighting installed for an outdoor use shall follow the MIDA Control Area defined Lighting Zones. See Section L for the MIDA Control Area Lighting Zone Map and Section O for applicable Lighting Zone Tables.
    a. Dimmable modules are approved to meet light levels and still offer the ability to increase light levels in an emergency situation.
    b. Lights that are clustered must meet the required light level and trespass guidelines outlined within this section.
3. Distribution: Unless otherwise specified in this section, Luminaires shall be Fully Shielded) and full cut-off (see Section N – Full Cut-Off Examples).
    a. Exceptions:
        (i) Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot.
        (ii) Directional Luminaires used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements, and ensure compliance with trespass limitations as outlined within these Standards.
4. Trespass: Unless otherwise specified in this section, Light Trespass shall meet the following:
    a. Luminaire light sources shall not be visible from federal or state designated wilderness, or habitat and Light Trespass shall measure no greater than 0.1 Lux.
    b. All outdoor light fixtures, including security lighting, and outdoor seasonal lights, shall be aimed and shielded so that illumination shall be confined to the property boundaries where the source is located.
    c. Light Trespass onto commercial property from commercial property is allowed in LZ1 and LZ2 zones, but shall not measure greater than 1 Lux.
5. Curfew: Non-essential outdoor lighting, including but not limited to landscape and decorative lighting elements, shall be extinguished during Nighttime Hours. Non-essential outdoor lighting that is intended to be illuminated during Nighttime Hours may be approved on a temporary basis as part of a Special Event permit.
6. Controls: Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than 5 minutes after activity is no longer detected.
7. Spectrum: Unless otherwise specified in this ordinance, the maximum

allowable correlated color temperature (CCT) for outdoor Luminaires is 3000 K.

   a. Exception: CCT exemptions are allowed if a public safety need is documented.

8. Residential Luminaire Criteria:
   a. Output: Luminaire total light output shall not exceed 1,000 lumens.
   b. Uplight: No more than 50 lumens are allowed between 90 and 180 degrees above Nadir (i.e., LCS zones UL and UH combined). The light source shall not be visible from the horizontal plane that passes through the lowest light-emitting part of the Luminaire.
   c. CCT: The light source CCT shall not exceed nominal 3000 K.
   d. Dimming: The Luminaire shall be dimmable to 10% or less of its full light output rating.
9. Commercial Luminaire Criteria:
   a. Uplight: The following are maximum percentages of total Luminaire Lumens, or maximum Lumen amounts, allowed between 90 and 180 degrees above Nadir, inclusive (i.e., LCS zones UL and UH combined):
      (i) Luminaires emitting 1,000 lumens or less: A maximum of 5 Lumens total is allowed.
      (ii) Luminaires emitting more than 1,000 lumens: No more than 0.5% of the total Luminaire Lumen output is allowed, up to a maximum of 50 Lumens.
   b. High angle light: For Luminaires whose lowest light emitting surface is more than 4 feet above the ground the following maximum percentages of total Luminaire Lumens are allowed between 80 degrees and 90 degrees from Nadir (i.e., LCS zones FVH and BVH combined):
      (i) Luminaires with a Type V or Type VS light distribution: No more than 5% of the total Luminaire Lumen output is allowed.
      (ii) Luminaires with all other distribution types: No more than 3% of the Luminaire's total Lumen output is allowed.
10. Height of Luminaires:
   a. Pole mounted: The maximum mounting height of Luminaires shall be fourteen (14) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
   b. Right-of-Way: Luminaires shall be mounted at the lowest practical height that ensures roadway, pedestrian, and bicycle safety while maintaining compliance with the requirements of these Standards. Heights shall be appropriate for the roadway classification, context, and designated Lighting Zone as shown on the Project Area Lighting Zone Map (Section 4.06(L) of these

Standards). All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

c. Parking Lot: The maximum mounting height of Luminaires shall be twenty (20) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
d. Non-pole mounted: Outdoor Luminaires installed on commercial and residential development sites shall be mounted at the lowest height necessary to meet functional, safety, and security needs while maintaining compliance with the requirements of these Standards. Heights shall correlate with the applicable Lighting Zone as shown on the Project Area Lighting Zone Map, with more restrictive limits applied in lower-intensity zones. All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

G. Parking Lot Lighting

All exterior lighting within parking areas shall comply with the requirements of this section 4.06 and be consistent with Lighting Zones of the MIDA Control Area Lighting Zone Map . All lighting must demonstrate full compliance with the applicable zone limitations on total Lumens, Uplight, Glare, and spectral output. Luminaires shall be full-cutoff (zero Uplight) and meet current IDA Luminaire recommendations, including applicable CCT limits, BUG ratings, and shielding criteria.

H. Sports Field Lighting

The following requirements are supplementary to the General Outdoor Lighting Requirements (Section E above and its subsections) and shall further regulate outdoor lighting for sports and Recreational Facilities. Lighting for Recreational Facilities shall also meet the following requirements:

1. Eighty-five percent (85%) of the Lumens generated by sports lighting Luminaires shall be confined to within 10 meters (33 feet) or a distance of one pole height, whichever is greater, of the playing field or the spectator track or bleacher area, whichever is greater.
2. Lighting installations for aerial sports are allowed a maximum of 8% of the total Lumen output to be emitted above 80 degrees from Nadir.
3. When the recommended sports field Light Level is higher than 100 Lux, installed lighting shall not exceed 10% more than the Light Level recommended by the applicable ANSI/IES lighting standard, or a state approved alternate.

4. The maximum CCT for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant ANSI/IES lighting standard, or any state approved alternative, but never exceeding 5700 K.
5. The maximum luminous intensity from any Luminaire lighting a sports field shall not exceed 10,000 Candelas (cd) as measured along a perimeter that is 46 meters (150 feet) from the edge of the field, at 1.5 meters (5 feet) above grade.

I. Sign Lighting

Signs may be unlighted, lighted externally, lighted internally or back-lit, but in any case must meet the requirements of this section and be consistent with the MIDA Control Area Lighting Zone Map . Internally illuminated signs shall use semi-opaque materials for sign copy such the the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Pure white materials are permitted for copy and logo portions of the sign, but are prohibited for any other portion of the sign. Sign backgrounds shall be made of completely opaque material. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighting for signs must have stationary and constant lighting. Electronic Message signs and Variable Message Signs are prohibited, except for traffic control message signs as described in Section D(5) above, and informational signs related to parking or Ski Facilities. Also refer to Section 4.07 Signage Design Standards.

1. Externally Illuminated Signs:
    a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads, or into the night sky.
    b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within a reasonable distance of the top of a building-\mounted sign as determined by the size and location of the sign) and directed downward, including free-standing monument-style signs.

2. Standards for Internally-Illuminated Signs – Lighting is visible on both sides of the sign:
    a. Only sign copy areas and logos may be illuminated on an internally illuminated sign.
    b. Internally illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-

copy portions of the sign (e.g., background and graphics) shall be made of completely opaque materials.

3. Standards for Back-Lit Signs – Only one side of the Sign is lit:
    a. Back-lit signs shall be designed such that the light source is not visible.
    b. Back-lit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the back-lighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around the sign copy are allowed.

J. Landscape Lighting

Landscape lighting, including decorative lighting in trees and vegetation, and festoon lighting, is permitted in plazas, walkways, and public areas for safety and to enhance the patron's nighttime experience as long the lighting is consistent with the MIDA Control Area Lighting Zone Map. Along pathways and sidewalks (where practical), foot lighting shall be utilized in lieu of light poles. Landscape Luminaires shall be concealed within the landscaping in a manner that allows the lighting to blend in and create a natural feel, whether in the day or night. All landscape lighting shall be full cut-off directing the light downward (see Section N – Full Cut-Off Fixture Examples).

K. Permitting

1. Submittal: Whenever a Site Plan, Infrastructure Permit, or building permit is submitted to MIDA for review under these Standards, an outdoor lighting plan must be submitted, or previously approved, that is applicable to the subject of the Site Plan review, Infrastructure Permit review or building permit review. A preliminary outdoor lighting plan may be submitted at Site Plan, and then finalized before the issuance of a Building Permit for a structure or an Infrastructure Permit for site infrastructure improvements, as may be applicable.
    a. Calculation Method: The outdoor lighting plan shall include:
        (i) Luminaire identification (model number) or equal equivalent, installation locations, mounting heights, targeted directions, buildings, and other physical objects within the site that could affect the lighting outcome.
        (ii) Site plan and Illuminance calculation plots demonstrating conformance with these Standards, including, but not limited to the sports lighting luminous-intensity Light Trespass limit.
2. Review: Review of the lighting plan shall be part of the standard review for,

as applicable, a Site Plan, Infrastructure Permit, and building permit as those reviews are described in Chapter 2 of these Standards. The reviewers shall have the authority to refer an application to the MIDA Control Area lighting standards compliance consulting engineer.

3. Appeals: Any appeals related to decisions regarding outdoor lighting shall be made as part of the review processes described in the Site Plan, Infrastructure Permit or building permit sections set forth in Chapter 2 of these Standards.

L. MIDA Control Area Lighting Zone Map



M. Lighting Zone (LZ) Guidelines

LZ0: No Ambient Lighting
Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.
LZ1: Low Ambient Lighting
Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.
LZ2: Moderate Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.
LZ3: Moderately High Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.
LZ4: High Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

N. Full Cut-off Fixture Examples

Examples of Acceptable / Unacceptable Lighting Fixtures



O. Lighting Zone Tables

Table A – Allowed Total Initial Luminaire Lumens Per Site for Non-residential Outdoor Lighting, Per Parking Space Method

May only be applied to properties up to 10 parking spaces (including handicapped accessible spaces).

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
350 lms/space	490 lms/space	630 lms/space	840 lms/space	1,050 lms/space

Table B – Allowed Total Initial Luminaire Lumens Per Site for Non-residential Outdoor Lighting, Hardscape Area Method

May be used for any project. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Base Allowance				
0.5 lumens per SF of Hardscape	1.25 lumens per SF of Hardscape	2.5 lumens per SF of Hardscape	5.0 lumens per SF of Hardscape	7.5 lumens per SF of Hardscape

Table B – Lumen Allowances, in Addition to Base Allowance

	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional allowances for sales and service facilities. No more than two additional allowances per site, Use it or Lose it.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	0	4 lumens per square foot	8 lumens per square foot	16 lumens per square foot	16 lumens per square foot
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area	0	0	1,000 per LF	1,500 per LF	2,000 per LF
Drive Up Windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Vehicle Service Station. This allowance is lumens per installed fuel pump.	0	4,000 lumens per pump (based on 5 fc horiz)	8,000 lumens per pump (based on 10 fc horiz)	16,000 lumens per pump (based on 20 fc horiz)	24,000 lumens per pump (based on 20 fc horiz)

Tables C – Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

Table C-1 – Maximum Allowable Backlight (BUG) Ratings

TABLE C-1	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2

* For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center-line of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered 'ideally oriented', the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

Table C-2 – Maximum Allowable Uplight (BUG) Ratings

TABLE C-2	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%

Table C-3 – Maximum Allowable Glare (BUG) Ratings

TABLE C-3	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

Table D – Performance Method Allowed Total Initial Site Lumens

May be used for any project.

Lighting Zone	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens Per SF	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens Per Site	0	3,500	7,000	14,000	21,000

Table E – Performance Method Additional Initial Luminaire Lumen Allowances

All of the following are "use it or lose it" allowances. All area and distance measurements in plan view unless otherwise noted.

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional Lumens Allowances for All Buildings except service stations and outdoor sales facilities. A MAXIMUM OF THREE (3) ALLOWANCES ARE PERMITTED. THESE ALLOWANCES ARE "USE IT OR LOSE IT".					
Building Entrances or Exits. This allowance is per door. In order to use this allowance, luminaires must be within 20 feet of the door.	400	1,000	2,000	4,000	6,000
Building Facades. This allowance is lumens per unit area of building façade that are illuminated. To use this allowance, luminaires must be aimed at the façade and capable of illuminating it without obstruction.	0	0	8/SF	16/SF	24/SF

Table E – Performance Method Additional Initial Luminaire Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Sales or Non-sales Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	0	3/SF	6/SF	12/SF	18/SF
Guard Stations. This allowance is lumens per unit area of guardhouse plus 2000 sf per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	0	6/SF	12/SF	24/SF	36/SF
Outdoor Dining. This allowance is lumens per unit area for the total il-luminated hardscape of outdoor dining. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining	0	1/SF	5/SF	10/SF	15/SF
Drive Up Windows. This allowance is lumens per window. In order to use this allowance, luminaires must be within 20 feet of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Additional Lumens Allowances for Service Stations only. Service stations may not use any other additional allowances.					
Vehicle Service Station Hardscape. This allowance is lumens per unit area for the total illuminated hardscape area less area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building below a canopy, beyond property lines, or obstructed by a sign or other structure.	0	4/SF	8/SF	16/SF	24/SF

Table E – Performance Method Additional Initial Luminaire Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Vehicle Service Station Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	0	8/SF	16/SF	32/SF	32/SF
Additional Lumens Allowances for Outdoor Sales facilities only. Outdoor Sales facilities may not use any other additional allowances. **NOTICE:** lighting permitted by these allowances shall employ controls extinguishing this lighting after a curfew time to be determined by the Authority.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas and shall not exceed 25% of the total hardscape area. To use this allowance, Luminaires must be within 2 mounting heights of the sales lot area.	0	4/SF	8/SF	12/SF	18/SF
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area.	0	0	1,000/ LF	1,500/ LF	2,000/ LF

Table F – Maximum Vertical Illuminance at any point in the plane of the property line

Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
0.05 FC or 0.5 LUX	0.1 FC or 1.0 LUX	0.3 FC or 3.0 LUX	0.8 FC or 8.0 LUX	1.5 FC or 15.0 LUX

Table G – Residential Lighting Limits

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Row 1 Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	Not allowed	420 lumens	630 lumens	630 lumens	630 lumens
Row 2 Maximum Allowed Luminaire Lumens* for each Fully Shielded Luminaire	630 lumens	1,260 lumens	1,260 lumens	1,260 lumens	1,260 lumens
Row 3 Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	Not allowed	315 lumens	315 lumens	315 lumens	315 lumens
Row 4 Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed	Not allowed	1,050 lumens	2,100 lumens	2,100 lumens
Row 5 Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed	Not allowed	1,260 lumens	2,100 lumens	2,100 lumens
Row 6 Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed	Not allowed	525 lumens	525 lumens	525 lumens

* Luminaire lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire.

~~4.06 Lighting Design Standards~~

~~A. **Objective:** The objective of this Section is to encourage lighting practices throughout the MIDA Control Area that are desirable to achieve an overall objective of continuity, to avoid objectionable glare, and to maintain the night sky~~

by implementing Dark Sky methods consistent with the version of the International Dark Sky Association's Model Lighting Ordinance ("IDA") which is current at the time the proposed lighting is reviewed and approved by MIDA. The lighting standards shall be consistent with the lighting standards approved as part of the Materials and Design Standards Handbook.

B. **Lighting Selection and Use Process:** Consistent with the IDA, outdoor lighting shall generally be the minimum necessary to provide for safety and functionality. Gathering spaces should be better lit to provide for night crowds; exterior lighting shall be dark sky compliant and provide full cutoff and downward lighting, including wall mounts on buildings or structures. Wall washes may be permitted as an accent lighting feature for buildings and structures permitting they are compliant with the IDA. Lighting fixtures should be consistent with the architecture of the building and the Mountain Resort Look.

C. **Height of Luminaries:** The maximum height of luminaries shall be fourteen (14) feet from the finished grade to the tallest point of the luminaire, unless the DRC or MIDA Board requires a lower height as part of its approvals. Depending on the location, the light should be low intensity, shielded from uses on adjoining lots, and directed away from adjacent properties in a manner consistent with the design standards set forth by the IDA. Lighting luminaries shall provide a 90 degree maximum cut-off for areas outside of the roadway right-of way, and lighting luminaries shall be directed downward (see Figure A – Full Cut Off Exhibit).

D. **Parking Luminaries:** All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of 25% of the total luminaries used, unless the DRC or MIDA Board approves a higher percentage as part of the Site Plan Approval or unless required by reasonable insurance providers. Surface Parking lot lights are permitted to be a maximum of twenty feet (20') tall from the finished grade to the tallest point of the light fixture. Parking area luminaries shall provide a maximum of a 90 degree cut-off for luminaries within the parking area, and full cut-off for areas outside of the parking area, and parking luminaries shall be directed downward (see Figure A – Full Cut Off Exhibit).

~~FIGURE A – FULL CUT-OFF EXHIBIT~~



E. **Street Lighting, Security Cameras, Wifi Boosters, Banners, Clocks and Flags:** Street lighting illumination levels must be of sufficient intensity and uniformity to provide security and traffic safety. The uniformity shall be 4:1 (average: minimum) with a minimum average illumination level of 0.2fc. Lighting should be designed and placed in a manner consistent with the design standards set forth by the IDA. Streetlights should not be more than fourteen feet (14') in height. Street lighting luminaries shall provide full cut-off with no light emitted above 90 degrees for areas outside of the roadway right of way, and lighting luminaries shall be directed downward (see Figure A – Full Cut Off Exhibit). At a minimum, Street lighting shall be provided at intersections. Bollards and other low level lighting will be provided for pedestrian pathways. Bollards shall not exceed forty two inches (42") in height (except that in areas where snow accumulation may occur, bollards may be up to sixty inches (60 inches in height) and shall have a light cutoff of no more than eighty (80) degrees. While banners, clocks, flags and other elements are strongly encouraged around buildings, they should not be dominated by commercial messages, and any associated lighting shall be consistent with IDA standards (i.e., use of downlighting and cut offs). Security cameras may be installed where reasonably necessary for safety and security. Wifi boosters may be attached to streetlights, street furniture, or where reasonably required to enable and enhance wireless coverage. The MIDA Board will review proposed street furniture, lighting and commercial messages on a case by case basis during the Site Plan Application.

F. **Signs:** Signs may be unlighted, lighted externally, lighted internally or back lit. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighting signs must have stationary and constant lighting. Electronic Message Signs, Variable Message Signs, and Cabinet Signs are prohibited.

1. Standards for Externally Illuminated Signs:
    a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads, or into the night sky.
    b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within two feet of the top of a building mounted sign) and directed downward, except for free standing monument style signs which may be illuminated by ground mounted lighting.

2. Standards for Internally Illuminated Signs – Lighting is Visible on Both Sides of the Sign:
    a. Only sign copy areas and logos may be illuminated on an internally illuminated sign.

b. Internally-illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-copy portions of the sign (e.g., background and graphics) shall be made of completely opaque material.

3. Standards for Back-Lit Signs – Only One Side of the Sign is Lit:
   a. Back-lit signs shall be designed such that the light source is not visible.
   b. Back-lit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the back-lighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around the sign copy are allowed.
   c. Back-lit signs shall use low wattage light sources.

G. **Landscape Lighting Standards:** Landscape lighting, including decorative lighting in trees and vegetation, is permitted in plazas, walkways and public areas for safety and to enhance the patron's nighttime experience. Consideration should be given to the design standards set forth by the IDA. Festoon lighting, shop lighting and special event lighting shall also be reasonably permitted with consideration for dark sky compliance. Along pathways and sidewalks (where practicable), foot lighting shall be utilized in lieu of light poles, thereby placing the lighting source close to the ground and reducing the potential for light/glare intrusion. Landscape lighting sources shall be concealed within the landscaping in a manner that allows the lighting to blend in and create a natural feel, whether in the day time or night time. All landscape lighting and pathway lighting standards shall include 90 degree cut-offs directing the lighting downward (see Figure A – Full Cut-Off Exhibit).

H. **Amphitheater Lighting:** Outdoor amphitheaters may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards shall apply to all amphitheater lighting:

1. Lighting to illuminate the performance area must either be directed spotlighting or full cut-off lighting. If directed spotlighting, the light source must be located and designed such that the light source is not visible beyond the property boundaries.
2. Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater are permitted.

I. **Exemptions:** The following lighting is exempt from the lighting standards discussed herein:

1. Lighting in swimming pool areas and other water features governed by the Utah State Construction Code.
2. Exit signs, egress lighting, emergency lighting and other illumination required by the Utah State Construction Code.
3. Lighting for stairwells, service areas and ramp areas as required by the Utah State Construction Code.

4. Seasonal decorations and landscape lighting are used to enhance and define public spaces throughout the MIDA Control Area (as further described in the approved Materials and Design Guidelines Handbook).
5. Traffic control signals and devices, including changeable copy message boards used for traffic control purposes.
6. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.
7. Temporary construction lighting.
8. The lighting of flags, including but not limited to Federal, State or military flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this section.
9. Ski Mountain operations.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-05

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY BOARD ("MIDA") DECLARING THE SATISFACTION AND RELEASE OF SPECIAL ASSESSMENT REVENUE BONDS (FALCON HILL ASSESSMENT AREA), SERIES 2017, AND AUTHORIZING THE RELEASE OF SPECIAL ASSESSMENT LIENS ON BUILDING 1575 (CAZADOR) AND BUILDING J (REDHAWK)

WHEREAS, pursuant to the Military Installation Development Authority Act, §63H-1-101 *et seq.*, Utah Code Annotated 1953 ("UCA"), as amended (the "Act"), MIDA created the Falcon Hill Project Area at Hill Air Force Base, which includes the Enhanced Use Lease ("EUL") Property; and

WHEREAS, pursuant to Part 6 of the MIDA Act (§§ 63H-1-601 *et seq.*), MIDA is authorized to issue bonds secured by special assessments levied within a project area; and

WHEREAS, on October 17, 2017, MIDA issued Special Assessment Revenue Bonds (Falcon Hill Assessment Area), Series 2017, in the original principal amount of $2,750,000 (the "Series 2017 Assessment Bonds"); and

WHEREAS, the Series 2017 Assessment Bonds were secured by special assessments levied on Building J (Redhawk) and Building 1575 (Cazador) within the Falcon Hill Project Area (the "Assessed Properties"), as set forth in the Master Designation and Assessment Resolution and the Indenture of Trust and Pledge dated October 17, 2017; and

WHEREAS, U.S. Bank National Association served as trustee (the "Trustee") under the Indenture of Trust and Pledge for the Series 2017 Assessment Bonds; and

WHEREAS, all principal, interest, and any other amounts due and owing on the Series 2017 Assessment Bonds have been paid in full, and the Series 2017 Assessment Bonds have been fully satisfied and retired; and

WHEREAS, MIDA's Chief Financial Officer has verified and confirmed the satisfaction of all debt service obligations related to the Series 2017 Assessment Bonds; and

WHEREAS, with the full satisfaction and retirement of the Series 2017 Assessment Bonds, the special assessment liens recorded against the Assessed Properties are no longer necessary and should be formally released; and

WHEREAS, the MIDA Board finds that the formal release of the special assessment liens on the Assessed Properties is in the best interest of MIDA and the Falcon Hill Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD as follows:

1. **Satisfaction of Bonds.** The Board hereby finds and declares that the Special Assessment Revenue Bonds (Falcon Hill Assessment Area), Series 2017, in the original principal amount of $2,750,000, have been paid and satisfied in full, and that all obligations of MIDA with respect to said bonds have been fully discharged.

2. **Release of Assessment Liens.** The special assessment liens recorded against Building J (Redhawk) and Building 1575 (Cazador) in connection with the Series 2017 Assessment Bonds are hereby released, discharged, and declared to be of no further force or effect.

3. **Authorization to Record.** The Executive Director is hereby authorized and directed to execute and MIDA staff is hereby authorized to record with the Davis County Recorder such documents and instruments as may be necessary or appropriate to evidence the release of the special assessment liens on the Assessed Properties, including this Resolution.

4. **Notification to Trustee.** The Executive Director is further authorized and directed to provide notice to U.S. Bank National Association or its successor, if any, as Trustee, of the satisfaction of the Series 2017 Assessment Bonds and the release of the assessment liens, and to coordinate with the Trustee regarding any remaining administrative actions necessary to close out the trust accounts associated with the Series 2017 Assessment Bonds.

EFFECTIVE DATE. This Resolution shall become effective upon publication of this Resolution.

PASSED AND ADOPTED by the MIDA Board this 24th day of April 2026.

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

_____

Morgan Nebeker
MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026–06

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE STRATOS PROJECT AREA PLAN AND DIRECTING THE PUBLICATION OF NOTICE OF ITS APPROVAL IN A NEWSPAPER OF GENERAL CIRCULATION AS PROVIDED BY LAW

WHEREAS, MIDA was created pursuant §§ 63H-1-101 et seq. Utah Code Annotated 1953, as amended (the "MIDA Act") to fulfill certain purposes regarding the development of military land and private land for a military purpose in the state of Utah; and

WHEREAS, consistent with these statutory purposes, MIDA is proposing the creation of the Stratos Project Area Plan (the "Project Area"), consisting of certain private, military, and State owned property located within Box Elder County, Utah, and certain associated military properties located in other areas of the State of Utah, to facilitate coordinated economic development, infrastructure investment, and energy resilience supporting national defense and regional economic objectives, including supporting the continued viability and mission readiness of military installations in Utah, including support for the Utah National Guard and Hill Air Force Base; and

WHEREAS, pursuant to the MIDA Act, MIDA has prepared a draft Stratos Project Area Plan, gave notice to taxing entities and municipalities within ½ mile of the proposed project area, and held a public meeting on April 24, 2026; and

WHEREAS, § 63H-1-401(1)(c) of the MIDA Act provides that, after holding at least one public meeting, the MIDA Board "may make modifications to the draft project area plan that the board considers necessary or appropriate;" and

WHEREAS, the Project Area Plan conforms with the necessary legal requirements of the MIDA Act, including the more specific requirements of § 63H-1-401, including consent for the inclusion of certain public land within the draft project area.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that:

1. The Project Area Plan attached hereto and titled Stratos Project Area Plan ("Final Plan") is adopted as of the Effective Date provided in Section 6 below.