

To: shadfield@midaut.org
From: Dropbox <no-reply@dropbox.com>
Date: Mon, 23 Mar 2026 14:49:58 +0000
Subject: Hilary added you to the "STRATOS Project Area" team folder



Hi Selina,

Hilary added the **Everyone at MIDA** group, which includes you, to the **STRATOS Project Area** team folder. Take a look at what's shared with the team. Learn more about team folders.

[Go to team folder](#)

The Dropbox team

© 2026 Dropbox

To: Kristin Kenney Williams <kristin@concurrent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Tue, 31 Mar 2026 18:26:04 -0600
Subject: contact

Annie Hansen
ahansen@boxeldercountynut.gov



Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MiDA)
midaut.org

To: Dain Maher <dmaher@midaut.org>, Hilary Venable <hvenable@midaut.org>
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Thu, 2 Apr 2026 10:23:32 -0600
Subject: List for Stratos Project area

Good morning Dain and Hilary,

I hope you're both doing well. I'm reaching out to request the list of entities and municipalities within the proposed Stratos project area. Since this is a new project area, I'll be compiling the contact list and will begin gathering the necessary email information for each entity.

If you're able to send the data at your earliest convenience, I would greatly appreciate it, as it will help me get started as soon as possible.

Thank you so much for your help!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

To: Morgan Nebeker <mnebeker@midaut.org>
From: Hilary Venable <hvenable@midaut.org>
Cc: Dain Maher <dmaher@midaut.org>
Date: Thu, 2 Apr 2026 10:26:40 -1000
Subject: Re: List for Stratos Project area

Hello there, in Dropbox, I created a folder called STRATOS project area Plan. In there I have a draft notice that has all the taxing entities

Let me know if you have any questions

On Thu, Apr 2, 2026 at 6:23 AM Morgan Nebeker <mnebeker@midaut.org> wrote:

Good morning Dain and Hilary,

I hope you're both doing well. I'm reaching out to request the list of entities and municipalities within the proposed Stratos project area. Since this is a new project area, I'll be compiling the contact list and will begin gathering the necessary email information for each entity.

If you're able to send the data at your earliest convenience, I would greatly appreciate it, as it will help me get started as soon as possible.

Thank you so much for your help!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[Redacted]
midaut.org

To: Paula Eldredge <peldredge@midaut.org>
From: Hilary Venable <hvenable@midaut.org>
Cc: Michelle Jensen <mjensen@midaut.org>, Selina Hadfield <shadfield@midaut.org>
Date: Mon, 6 Apr 2026 19:53:38 -0700
Subject: Re: STRATOS Project

Perfect. Thank you!

On Mon, Apr 6, 2026 at 7:52 PM Paula Eldredge <peldredge@midaut.org> wrote:

Once you have the actual amounts and invoices, we can determine which funds to use to pay for them. It's not difficult to reclassify the expenses out of Falcon Hill to a new project area or if appropriate, MIDA.

On Mon, Apr 6, 2026 at 8:36 PM Hilary Venable <hvenable@midaut.org> wrote:

I'm not sure the how/when, but after setting up the STRATOS budget, I may need to reimburse the FH project for a few invoices I've approved. I'll start to keep track if it ends up being needed.



Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
hvenable@midaut.org

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: pmorris@midaut.org
Date: Tue, 14 Apr 2026 18:51:34 -0600
Subject: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

Hello,

In accordance with Utah Code 63H-1-402, the Military Installation Development Authority (MIDA) is providing your entity with notice of a public meeting to consider and discuss the attached draft project area plan for the Stratos Project Area.

No action is required on your part.

The public meeting is scheduled for April 24, 2026, at 9:00 AM. The meeting will be held in-person and via Zoom. If you would like to attend in person, it will be held at The Capitol, in the East Senate Building, Room 120. The address is 120 E Capitol St, Salt Lake City, UT 84103. If you would like to attend via Zoom, please register for the meeting in advance using the link below:

[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: "rick.woodford@uintah.net" <rick.woodford@uintah.net>
Date: Tue, 14 Apr 2026 19:05:34 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

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Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: bgerrard@dsdmail.net, pawahlen@wsd.net, BOE@webercountyutah.gov, kroese@weber911.org, sheriff@daviscountyutah.gov
Date: Tue, 14 Apr 2026 21:10:35 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

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Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: steve.carlsen@besd.net
Date: Tue, 14 Apr 2026 21:16:05 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

Hello,

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Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: connect@msd.utah.gov
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Tue, 14 Apr 2026 21:24:09 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

Hello,

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Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: animalservices@webercountyutah.gov, animalcontrol@co.davis.ut.us
Date: Tue, 14 Apr 2026 21:38:53 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

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[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: Morgan Nebeker <mnebeker@midaut.org>
From: Taxmaster TAX <taxmaster@utah.gov>
Date: Wed, 15 Apr 2026 07:41:04 -0600
Subject: Re: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1

Please note that in the future to avoid delays in processing this notification these announcements should be sent to salesdist@utah.gov not Taxmaster.

On Tue, Apr 14, 2026 at 6:51 PM Morgan Nebeker <mnebeker@midaut.org> wrote:
Hello,

In accordance with Utah Code 63H-1-402, the Military Installation Development Authority (MIDA) is providing your entity with notice of a public meeting to consider and discuss the attached draft project area plan for the Stratos Project Area.

No action is required on your part.

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[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
mnebeker@midaut.org

--

Taxmaster
210 N 1950 W
SLC UT 84134
Phone [REDACTED]

THIS EMAIL RESPONSE IS BEING SENT PER YOUR REQUEST WITH THE KNOWLEDGE THAT IT MAY CONTAIN CONFIDENTIAL TAX ACCOUNT INFORMATION. ONCE THIS INFORMATION IS SENT THROUGH EMAIL, THE DATA IS UNSECURE. THIS EMAIL IS INTENDED FOR THE INDIVIDUAL TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR OTHERWISE EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS EMAIL IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE LISTED EMAIL ADDRESS.

Please give us feedback about your experience with us by clicking the link below:
https://survey.qualtrics.com/jfe/form/SV_eEVZSxqk2uIv1Y

To: salestaxdist@utah.gov
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Wed, 15 Apr 2026 09:22:48 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

Good morning!

This email was sent yesterday to another email address within your entity. They asked us to send it to you.

Thanks,
Morgan

----- Forwarded message -----

From: **Morgan Nebeker** <mnebeker@midaut.org>
Date: Tue, Apr 14, 2026 at 9:38 PM
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
To:

Hello,

In accordance with Utah Code 63H-1-402, the Military Installation Development Authority (MIDA) is providing your entity with notice of a public meeting to consider and discuss the attached draft project area plan for the Stratos Project Area.

No action is required on your part.

The public meeting is scheduled for April 24, 2026, at 9:00 AM. The meeting will be held in-person and via Zoom. If you would like to attend in person, it will be held at The Capitol, in the East Senate Building, Room 120. The address is 120 E Capitol St, Salt Lake City, UT 84103. If you would like to attend via Zoom, please register for the meeting in advance using the link below:

[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: Jennica Gruver <jennicagruver@utah.gov>
From: Morgan Nebeker <mnebeker@midaut.org>
Cc: Gary Harter <gharter@utah.gov>
Date: Thu, 16 Apr 2026 13:13:02 -0600
Subject: Re: Webinar has been Rescheduled - MIDA Board Meeting

Thank you so much! This meeting has moved around quite a bit thank you so much for your flexibility!

On Apr 16, 2026, at 1:08 PM, Jennica Gruver <jennicagruver@utah.gov> wrote:

I think he can join for the whole meeting, but he will certainly be on by 8:30.

On Thu, Apr 16, 2026 at 1:04 PM Morgan Nebeker <mnebeker@midaut.org> wrote:
Hey Jennica!

That is great news! Will he be joining for the full amount of time or just when we talk about the project area plan? We have the loan committee meeting starting at eight, then the MIDA board meeting starting at 8:30 and all agenda items having to do with Stratos Area Project Plan will start at 9. I know he had originally told Nicole maybe around 9:15.

Thanks!
Morgan

On Apr 16, 2026, at 11:59 AM, Gary Harter <gharter@utah.gov> wrote:

Hi Morgan,

Jennica here. We did some double checking and Gary will be able to join, he may be travelling but can jump on the call.
Thanks!

On Thu, Apr 16, 2026 at 11:01 AM Morgan Nebeker <no-reply@zoom.us> wrote:

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: adamjsadams@le.utah.gov, Olivia Craig <ocraig@le.utah.gov>, Mike Ostermiller <mike@nwaor.com>, jwstevenson@le.utah.gov,
hbeecher@le.utah.gov, Gary Harter <gharter@utah.gov>, Jennica Gruver <jennicagruver@utah.gov>
Date: Thu, 16 Apr 2026 13:30:01 -0600
Subject: April 24th Board Meeting

Good afternoon,

Thank you so much for your flexibility. We know things have shifted a few times, and we really appreciate your willingness to adjust. I wanted to send an email out now that everything is finalized.

The meeting will proceed as follows:
8:00 a.m. – MIDA Loan Committee Meeting begins
8:30 a.m. – MIDA Board Meeting begins
9:00 a.m. – Stratos Project Area Plan agenda items begin

Calendar invites have been sent and include your personal Zoom panelist link, as well as the details for the in-person meeting.

Please let me know if you have any questions.

Thank you,



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)

midaut.org

To: MIDA Staff <mida@midaut.org>
From: Derek Branchley <dbranchley@midaut.org>
Date: Thu, 16 Apr 2026 13:59:00 -0600
Subject: MIDA Board Meeting Coordination

Good afternoon all,

Here is the latest update for the April 24th MIDA Board meeting so we can be on the same page:

Date: Friday, April 24, 2026

Location: East Senate Building, Utah Capitol Complex, Room 120

Schedule:

- 8:00 am: MIDA Loan Committee. Attendees:
 - Adams
 - Stevenson
 - Osiemiller (virtual)
 - Harter (tentative - joining at 8:30 at the latest)
- 8:30 am: MIDA Board Meeting begins. Attendees:
 - Adams
 - Stevenson
 - Froerer
 - Osiemiller (available until 9:30 am)
 - Harter (will join by 8:30 at the latest)
 - Shepherd (tentative, but not guaranteed)
- 9:00 am: Time Certain for Stratos agenda items.

Deadline for Resolutions & Documents: Please submit completed resolutions and documents to Morgan no later than EOD, Monday, April 20th. This gives our staff enough time to thoroughly review the packet, then print and compile binders for the board members.

Project Area Updates: These have been canceled. If you are a project area manager, please inform your stakeholders. If you need assistance with notifications, reach out to either me or Morgan.

Zoom: A single Zoom link will be used for the entire day to avoid technical difficulties and confusion. The Zoom public registration splash page will notify registrants of the schedule. Those who have already registered for the public meeting (currently there are 4), will receive an individual email clarifying the schedule. We will separate the audio for the two meetings for public noticing requirements.

Questions or concerns? Please feel free to reach out directly or use this as an email thread.

Thank you!

- Derek B.

--



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
mida@midaut.org

--

You received this message because you are subscribed to the Google Groups "MIDA Staff" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [REDACTED]

To view this discussion visit [REDACTED]

[REDACTED]

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: jsadams@le.utah.gov
Date: Thu, 16 Apr 2026 14:13:27 -0600
Subject: Fwd: April 24th Board Meeting

Good afternoon,

Thank you so much for your flexibility. We know things have shifted a few times, and we really appreciate your willingness to adjust. I wanted to send an email out now that everything is finalized.

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Please let me know if you have any questions.

Thank you,



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[midaut.org](mailto:mnebeker@midaut.org)

To: "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, Kristin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@mida.ut.org>
Date: Wed, 22 Apr 2026 18:36:54 -0600
Subject: Military Mission
Attachments: EO 14110 Safe Secure and Trustworth Development and Use of AI 10.30.2023.pdf; EO 14156 Declaring A National Energy Emergency.pdf; EO 14318 Accelerating Federal Permitting of Data Center Infrastructure.pdf

Anne,

Thank you for the call tonight. I've attached a few of the EO's from the President regarding data and energy. Also, I encourage you to peruse our website - mida.ut.org.

Below are a few mission statements regarding MIDA's involvement, the long-term mission that this development provides for the state, and the nation.

- MIDA was created to support military installations through compatible development and infrastructure. Our role is to help facilitate projects that strengthen mission readiness while also creating local and state economic opportunity.

Specific to military mission, at its core, this project is about infrastructure that supports current Executive Orders, and the military across the country as well as Hill Air Force Base and the Utah National Guard here at home—not indirectly, but by design.

Reliable energy and secure data systems are no longer optional. They are part of the foundation of how national defense operates today.

MIDA is advancing the development of integrated energy generation and data infrastructure to strengthen energy resilience in support of national defense operations.

- The Stratos Project Area is designed to support reliable domestic energy production while reducing dependence on foreign energy sources. The development strengthens the alignment of local, state, and national initiatives to protect critical infrastructure, advance energy resilience, and support national defense and long-term energy independence. The planned energy users are large data centers that will both directly benefit military and national defense related missions, and the public generally. In addition, future-phased development may include large, advanced manufacturing facilities. Both the energy generation and the large energy users will provide significant economic growth to the local community and the State of Utah.
- Upon approval of the Stratos Project Area, the developer is positioned to finalize commercial arrangements with project partners based on a defined entitlement pathway, competitive and durable tax structure, and coordinated infrastructure planning.
- MIDA looks forward to working collaboratively to advance a next-generation energy and compute development that supports private sector demand while strengthening regional infrastructure, expanding the tax base, advancing MIDA's mission from both economic and military mission objectives, as well as creating high-quality employment opportunities.

I also wanted to draw attention to reply offering responses to the outstanding clarification requests and the concerns raised during public comment.

Have a great night. We are standing by to review the ILA redlines.



Hilary Venable

Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
mida.ut.org

Embedded Attachments

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

EO 14110 Safe Secure and Trustworth Development and Use of AI 10.30.2023.pdf

EO 14156 Declaring A National Energy Emergency.pdf

EO 14318 Accelerating Federal Permitting of Data Center Infrastructure.pdf

To: Derek Brenchley <dbrenchley@midaut.org>
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Thu, 23 Apr 2026 23:18:50 -0600
Subject: Board Packet
Attachments: 2026.04.24 MIDA Board Packet Updated with names.pdf

Derek,

We are just waiting for one last document, but I thought I would send this to you. I have added everything to this except the development agreement we are waiting on.

Thanks for all your help!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[Redacted]
midaut.org

Embedded Attachments

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

2026.04.24 MIDA Board Packet Updated with names.pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeke@midaut.org>
Bcc: midaut@midaut.org
Date: Fri, 24 Apr 2026 07:35:27 -0600
Subject: Board Packet
Attachments: MIDA Board Packet.pdf; MIDA Loan Approval Committee Packet.pdf

Good morning!

Here are the board packets for today's MIDA Board meeting and MIDA Loan Approval Committee meetings.

The loan committee will begin at 8:00am.

The MIDA board committee will begin at 8:30am.

Please text me at [REDACTED] if you have any issues joining the meeting today.

Thanks!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

--
You received this message because you are subscribed to the Google Groups "MIDA Staff" group.
To unsubscribe from this group and stop receiving emails from it, send an email to [REDACTED]
To view this discussion visit [REDACTED]

Embedded Attachments

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

MIDA Board Packet.pdf

MIDA Loan Approval Committee Packet.pdf

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeker@midaut.org>
Bcc: Gage Froerer <gfroerer@webercountyutah.gov>, mark.shepherd@clearfieldcity.org, jrmoss@utah.gov
Date: Fri, 24 Apr 2026 07:36:53 -0600
Subject: MIDA Board Packet
Attachments: MIDA Board Packet.pdf

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Here are the board packets for today's MIDA Board meeting and MIDA Loan Approval Committee meetings.

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Please test me at [REDACTED] if you have any issues joining the meeting today.

Thanks!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

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MIDA Board Packet.pdf

To: Gary Harter <gharter@utah.gov>
From: Morgan Nebeker <mnebeker@midaut.org>
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Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

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MIDA Board Packet.pdf

MIDA Loan Approval Committee Packet.pdf

To: Derek Branchley <dbranchley@midaut.org>
From: Morgan Nebeker <mnebeker@midaut.org>
Cc: Krstin Kenney Williams <kristin@commfluent.com>
Date: Fri, 24 Apr 2026 11:20:58 -0600
Subject: Re: MIDA Meeting

Sounds great! I'll forward it your way when I get the recording. Thanks Derek!

On Apr 24, 2026, at 11:19 AM, Derek Branchley <dbranchley@midaut.org> wrote:

I just spoke to Hilary. The Commission wants to watch the meeting before its vote tonight.

Morgan, I'll edit the video and send Hilary a link. Don't worry about posting it on the public notice website today, since we'll also have to edit the audio and transcript. We'll talk Monday.

On Fri, Apr 24, 2026 at 11:13 AM Morgan Nebeker <mnebeker@midaut.org> wrote:
We need to split them up and everything once zoom sends the recording. If I can I will, otherwise it will be Monday!

Thanks!
Morgan

On Apr 24, 2026, at 10:57 AM, Krstin Kenney Williams <kristin@commfluent.com> wrote:

Is this possible? Today?

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

Begin forwarded message:

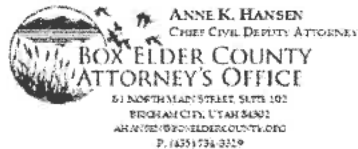
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: April 24, 2026 at 10:54:48 AM MDT
To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>
Subject: MIDA Meeting

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!

--



To: Anne Hansen <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: Kristin Kenney Williams <kristin@commfluent.com>
Date: Fri, 24 Apr 2026 11:21:13 -0600
Subject: Re: MIDA Meeting

Our executive team has pivoted efforts to get this to you as soon as possible.

Hilary

On Fri, Apr 24, 2026 at 10:54 AM Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

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 NORTH MAIN STREET, SUITE 102
BIGHAM CITY, UTAH 84302
AKHAN@BOXELDERCOUNTY.UT.GOV
P. (435) 734-3029

To: Hilary Venable <hvenable@midaut.org>
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Cc: Kristin Kenney Williams <kristin@commfluent.com>
Date: Fri, 24 Apr 2026 11:24:59 -0600
Subject: Re: MIDA Meeting

Thank you so much. I know the Commissioners will really like to hear all of the comments, and support, and the comments from the military representatives. I appreciate your help in getting us a copy of it.

On Fri, Apr 24, 2026 at 11:21 AM Hilary Venable <hvenable@midaut.org> wrote:

Our executive team has pivoted efforts to get this to you as soon as possible.

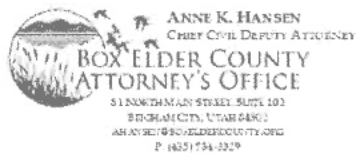
Hilary

On Fri, Apr 24, 2026 at 10:54 AM Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

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!



To: Derek Branchley <dbranchley@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Date: Fri, 24 Apr 2026 11:37:40 -0600
Subject: Re: MIDA Meeting

Totally understand and wouldn't ask but for the 5 pm meeting. I owe you and thank you!!

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

On Apr 24, 2026, at 11:25 AM, Derek Branchley <dbranchley@midaut.org> wrote:

Kristin -- it takes a little while for the Zoom recording to be available on the cloud. Longer meetings take longer for Zoom to process. We'll most certainly get it today, but I can't guarantee a time. I'll rush as soon as it's available.

On Fri, Apr 24, 2026 at 11:21 AM Morgan Nebeker <mnebeker@midaut.org> wrote:
! Sounds great! I'll forward it your way when I get the recording. Thanks Derek!

On Apr 24, 2026, at 11:19 AM, Derek Branchley <dbranchley@midaut.org> wrote:

I just spoke to Hilary. The Commission wants to watch the meeting before its vote tonight.

Morgan, I'll edit the video and send Hilary a link. Don't worry about posting it on the public notice website today, since we'll also have to edit the audio and transcript. We'll talk Monday.

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Thanks!
Morgan

On Apr 24, 2026, at 10:57 AM, Kristin Kenney Williams <kristin@commfluent.com> wrote:

Is this possible? Today?

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

Begin forwarded message:

From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: April 24, 2026 at 10:54:48 AM MDT
To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>
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!

To: "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, Lincoln Shurtz <lincoln@lincolnhill.com>, Dan Hemmert <dan@hemmco.com>, Kristin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 24 Apr 2026 12:32:32 -0600
Subject: Fwd: MIDA Board Meeting Video Recording

See link below.

----- Forwarded message -----

From: **Derek Branchley** <dbranchley@midaut.org>
Date: Fri, Apr 24, 2026 at 12:31 PM
Subject: MIDA Board Meeting Video Recording
To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>, Nicole Cottle <ncottle@midaut.org>
CC: Morgan Nebeker <mnebeker@midaut.org>

Please forward this link for today's MIDA Board meeting recording:

[REDACTED]

The Stratos agenda items begin at the 30:00 mark in the video. You may need to download the video instead of viewing it in your browser until it fully processes.

Let me know if you need anything else.

--



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
[REDACTED]
dbranchley@midaut.org

To: Derek Branchley <dbrenchley@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Hilary Venable <hvenable@midaut.org>, Nicole Cottle <ncottle@midaut.org>, Morgan Nebeker <mnebeker@midaut.org>
Date: Fri, 24 Apr 2026 12:34:19 -0600
Subject: Re: MIDA Board Meeting Video Recording

You are the best!
Kristin Kenney Williams
President, Commfluent Inc.
www.commfluent.com
kristin@commfluent.com
[REDACTED]

On Apr 24, 2026, at 12:31 PM, Derek Branchley <dbrenchley@midaut.org> wrote:

Please forward this link for today's MIDA Board meeting recording:
[REDACTED]

The Stratos agenda items begin at the 30:00 mark in the video. You may need to download the video instead of viewing it in your browser until it fully processes.

Let me know if you need anything else.

--



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
dbrenchley@midaut.org
[REDACTED]

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sat, 25 Apr 2026 09:03:57 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Only updates April 23, 2026

NEWS

MIDA, 'Shark Tank' Kevin O'Leary announce new data center project area - KPCW
KPCW

The Military Installation Development Authority will build hyperscale data centers in Box Elder County as part of its new Stratos Project Area. MIDA ...

  [Flag as inappropriate](#)

Utah, Box Elder County officials muli plan to spur energy production, data center development
KSL News

The Stratos Project, spearheaded by Utah's Military Installation Development Authority, is envisioned on 40,000 acres of undeveloped land in Box Elder ...

  [Flag as inappropriate](#)

A 'hyperscale' data center may be built in Utah, with a 'Shark Tank' investor - The Salt Lake Tribune
The Salt Lake Tribune

The board that oversees the state's Military Installation Development Authority, or MIDA, approved a series of resolutions Friday to move the ...

  [Flag as inappropriate](#)

Utah paves way for 'Shark Tank' star's massive energy, data center development
Deseret News

That enthusiasm was well in evidence Friday when O'Leary appeared before Utah's Military Installation Development Authority, touting a planned ...

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To: hvenable@mida.utah.gov
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sat, 25 Apr 2026 09:06:38 -0700
Subject: Google Alert - Falcon Hill Project

Google Alerts

Falcon Hill Project

Query HISTORY April 25, 2026

NEWS

MIDA, 'Shark Tank' Kevin O'Leary announce new data center **project** area - KPCW
KPCW

Kevin O'Leary, of ABC's "Shark Tank," will partner with the Military Installation Development Authority to build data centers in Utah's Box Elder ...

  [Flag as inappropriate](#)

Utah Officials Evaluate 40000 Acre Stratos **Project** for Energy Hub - HarianBasis.co
HarianBasis.co

Utah and Box Elder County officials are reviewing the Stratos Project, a 40000-acre development for energy production and data centers.

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sat, 25 Apr 2026 09:09:38 -0700
Subject: Google Alert - Project Gigawatt

Google Alerts

Project Gigawatt

Tuesday, April 22, 2026

NEWS

Related Digital Secures Financing for Oracle Data Center | Let's Data Science

Let's Data Science

The project, announced in October by OpenAI, Oracle, and Related Digital, is described as a more-than-1 gigawatt campus; Reuters reports construction ...

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SoftBank's U.S. Data Center Project Attracts Google and Microsoft Bids | Intellectia.AI

Intellectia.AI

Massive Project Scale*: SoftBank's 10-gigawatt data center in Piketon, Ohio, is part of a \$500 billion investment, with \$200 billion allocated to ...

  [Flag as inappropriate](#)

Oracle data center issues \$14 billion in bonds, investors demand higher premiums - Bitget

Bitget

... gigawatt data center in Salem Township, Michigan. This ... project-level bond financings for similar projects not owned by major tech companies.

  [Flag as inappropriate](#)

Utah paves way for 'Shark Tank' star's massive energy, data center development

Deseret News

The Stratos Project would be sited on 40,000 acres in Box Elder County. The project includes plans for 7.5 gigawatts of power development.

  [Flag as inappropriate](#)

Google Builds \$15 Billion AI Hub in Vizag | Let's Data Science

Let's Data Science

The company named partners including AdaniConnex and Airtel in its announcement and described the project as incorporating gigawatt-scale compute ...

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MIDA, 'Shark Tank' Kevin O'Leary announce new data center project area - KPCW

KPCW

... project will have a capacity of nine gigawatts. A single gigawatt of power is roughly how much energy a city of 1.8 million people consumes in a ...

  [Flag as inappropriate](#)

GREEN LIGHT FOR ONE OF ITALY'S LARGEST ENERGY STORAGE PROJECTS

- Shelby Star

Shelby Star

The project is expected to include an energy storage facility with a capacity of up to 3 gigawatt-hours (GWh) and is one of the largest energy ...

  [Flag as inappropriate](#)

Headwater Energy Completes Acquisition of Arena Renewables - IndexBox

IndexBox

Headwater Energy completed the acquisition of Arena Renewables on April 23, 2026, aiming to support Arena's nearly one-gigawatt project pipeline ...



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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sat, 25 Apr 2026 09:45:08 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Every Sunday April 25, 2026

NEWS

MIDA, 'Shark Tank' Kevin O'Leary announce new data center project area - KPCW

KPCW

MIDA leaders say it's the biggest project yet. The Military Installation Development Authority will build hyperscale data centers in Box Elder County ...



Flag as inappropriate

A 'hyperscale' data center may be built in Utah, with a 'Shark Tank' investor - The Salt Lake Tribune

The Salt Lake Tribune

MIDA also can set special tax levies to raise funds and can issue bonds. Box Elder County commissioners, who said at a Wednesday meeting that they had ...



Flag as inappropriate

EPA releases Silver Creek toxic soil clean-up plan, solicits public comment

KPCW

MIDA, 'Shark Tank' Kevin O'Leary announce new data center project area. Related Content. The Treasure Mountain Junior High construction site on the ...



Flag as inappropriate

Utah Officials Evaluate 40000 Acre Stratos Project for Energy Hub - HarianBasis.co

HarianBasis.co

The Military Installation Development Authority (MIDA), a state entity focused on economic projects linked to military initiatives, is the primary ...



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To: [REDACTED]
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Sat, 25 Apr 2026 19:46:44 -0600
Subject: MIDA inquiry

Hi [REDACTED]: I handle communications for MIDA and your message was sent to me. I hear your concerns and I'm happy to provide additional information. Please let me know if you have further questions. (And it looks like we share the Kenney name :-))

April 22 – Box Elder County Commission Meeting - publicly noticed

- Considered adoption of consent resolution and interlocal agreement
- Public comment was taken
- Meeting was continued

April 24 – MIDA Board Meeting - publicly noticed

- Vote to formally create Stratos Project Area, contingent on Box Elder County approvals
 - Public comment was asked for
- Approve:
 - Project Area Plan
 - Development agreement
 - Tax-sharing structure
 - Interlocal agreements

April 27 – Box Elder County Commission Meeting - publicly noticed

Why This Site?

- Direct access to Ruby Pipeline (major natural gas corridor)
- Existing fiber infrastructure for data connectivity
- Proven geotechnical conditions for large-scale development
- Located outside Wasatch Front air quality nonattainment area
- Proximity to workforce in Brigham City and Tremonton
- Designed to minimize environmental and community impact

1. Power & Grid Reliability: This project generates its own power—protecting the grid and ensuring no added burden on residents.

- On-site power generation (no added strain on grid)
- No expected increase in local electricity rates
- Supports long-term grid stability

2. Water Use: Modern cooling systems dramatically reduce water use and prioritize conservation

- Water rights associated with the private property owners is what will be used
- Closed-loop, recirculating cooling systems
- Significantly reduced ongoing water consumption
- Comparable to large commercial office use after initial fill

3. Agriculture & Land Use: This is designed to coexist with agriculture, not replace it—keeping land productive through phased development and leasebacks

- Phased development, not all land at once
- Leaseback agreements allow continued ranching
- Preservation of open space and wildlife corridors
- Dark Sky compliance

4. Economic Impact

- 4,000–7,000 construction jobs
- 3,000–5,000 permanent jobs
- Multi-billion-dollar private investment
- Long-term tax base growth for schools and infrastructure

5. Military & National Security

- Supports energy resilience for defense operations
- Aligns with Utah's defense corridor (Hill AFB, National Guard)
- Positions Utah as a leader in AI + energy infrastructure

Kristin Kenney Williams
President, Commfluent Inc.

To: mpark@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Sun, 26 Apr 2026 15:35:27 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos project

Military Installation Development Authority, a record request has been assigned to an agency you are listed as ARO for. To begin this request, please click the link at the bottom of this email. To send this request to another records officer in your agency, simply forward this email and they can initiate via the same link below.

Agency or Office Request Was Made To: Military Installation Development Authority

Record Officer Assigned: me

(Note: This will be blank if the request is not yet assigned.)

Request Title: Stratos project

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 4/26/2026

Request Description: I would like to request any public records or emails related to the Stratos project that have occurred since January 1, 2026, particularly any communications to the Box Elder County commission members (Boyd Bingham, Lee Perry, Tyler Vincent) relevant to the 4/22 commission meeting.
End of Description

Please Note: All records requests must be responded to within 10 business days of receipt, or 5 business days if the requester has asked for an expedited response ([LIC 63G-2-204\(1\)\(b\)](#)). If this request is not opened within 10 business days, it will expire and be marked as denied.

Thank you,
Open Records Portal Team
openrecordsadmin@utah.gov

*** Do not respond to this email. For questions, email the Portal Administrator at openrecordsadmin@utah.gov ***

Continue to next step: [REDACTED]

[REDACTED] This link expires on 5/3/2026 9:35 AM You will be prompted to log in.

To: Kristin Kenney Williams <Kristin@cominfluent.com>
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Sun, 26 Apr 2026 19:47:20 -0600
Subject: Fwd: Data Center Energy Tax

Here is another one! I hope you are having a wonderful weekend, thanks for all your help on these emails!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

----- Forwarded message -----

From: [REDACTED]
Date: Sun, Apr 26, 2026 at 7:45 PM
Subject: Data Center Energy Tax
To: <pmorris@midaut.org>
Cc: <mnebeker@midaut.org>

Dear Mr. Morris,

I am writing to you today as a concerned Utah resident to express my strong opposition to the proposed tax incentives for new data centers within MIDA project areas—specifically the reduction of the energy use tax from the standard 6% to 0.5%.

While I understand the desire to remain "competitive" in attracting large-scale tech investments, I believe these concessions place an undue burden on the citizens of Utah and our infrastructure for the following reasons:

- **Disproportionate Infrastructure Strain:** Data centers are notoriously energy-intensive. By slashing the energy tax by over 90%, we are effectively subsidizing the massive power requirements of private corporations while potentially shifting the long-term costs of grid upgrades onto residential ratepayers.
- **Minimal Economic Ripple Effect:** Unlike manufacturing or traditional commercial developments, data centers provide very few long-term jobs once construction is finalized. Providing decades-long tax rebates for industries that do not significantly grow our local workforce is a poor trade-off for the state.
- **Environmental and Resource Costs:** In a state where water and energy resources are increasingly precious, incentivizing "hyperscale" facilities that consume more power than entire municipalities—without requiring them to pay their fair share into the public fund—is fiscally and environmentally irresponsible.

Our tax dollars and public resources should support projects that provide a clear, net-positive benefit to all Utahns, rather than being used as a bargaining chip for "hyperscalers" who can and should pay the standard rates to operate in our state.

I urge the MIDA board to reconsider these tax cuts and prioritize the long-term stability and interests of Utah's residents over corporate incentives.

Sincerely,

 RN, BSN

P.S

Subsidizing these big tech companies isn't going to "make America great again" without hurting the residents of Utah. Between the lower property tax and now the energy tax decreases you have doomed the state.

To: Anne Hansen <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Sun, 26 Apr 2026 22:33:19 -0600
Subject: Re: Questions for the Meeting

All great questions and ones we have answers too. Appreciate it. We'll see you tomorrow at 10am. Let me know if anything else comes up.

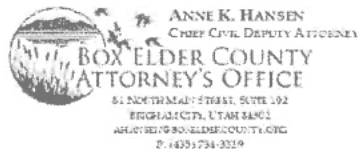
Appreciate all you are doing.

Hilary

On Sun, Apr 26, 2026 at 10:28 PM Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

This is the list I came up with based on the comments they've been receiving. The commissioners may ask off the cuff questions, but I don't believe they would ask something we haven't already discussed. They want to educate the public, and dispel the crazy amount of misinformation that has been spread over the weekend.

- Data centers are known to be high water users, and water availability in Utah and this part of Box Elder County is already limited. What is MIDA and the developer's plan to ensure this project does not add to existing water supply challenges?
- This project has moved forward on an accelerated timeline. What environmental and water impact studies have been completed to date, and what additional studies are planned? What specific measures will MIDA and the developer take to address air quality, noise, and impacts to groundwater, including water returning to the aquifer? Will there be any independent review of these impacts?
- Will MIDA or the developer use water from the Great Salt Lake for this project? If so, how will they ensure that water used in the data center and related operations does not result in contamination or harm to the lake?
- What are the planned power sources for this project? How will the project's energy demands affect existing infrastructure, neighboring communities, and power costs for county residents?
- MIDA has estimated that the project will create over 2,000 jobs. How many of these are temporary construction jobs versus permanent positions? Given that data centers typically operate with smaller staffing levels, where specifically will these jobs be created within the project?
- Will construction rely on out-of-state labor, or will there be meaningful opportunities for local contractors, companies, and workers to participate?
- What impacts will this project have on local infrastructure and public services, and what costs, if any, could be passed on to county residents?
- What is the basis for the level of tax incentives being proposed for this data center project?
- How will these tax incentives affect the county, school district, and other taxing entities over time?
- What specific protections will be implemented to ensure that Locomotive Springs and Gunnison Bay—both critical habitats supporting migratory bird populations—are not negatively impacted by the project's footprint or water use?



To: Morgan Nebeker <mnebeker@midaut.org>
From: Derek Branchley <dbranchley@midaut.org>
Date: Mon, 27 Apr 2026 09:10:05 -0600
Subject: Re: Publishing Stratos Project Area Notices

I forgot to add that the resolution is contingent on Box Elder County consenting to the Project Area, so please don't publish or send anything until Box Elder approves the plan as well. I jumped the gun!

On Mon, Apr 27, 2026 at 9:07 AM Derek Branchley <dbranchley@midaut.org> wrote:
Hi Morgan,

Will you work on the required notifications today for the Stratos Project Area? The requirements are outlined in [Utah Code 63H-1-403](#).

[63H-1-403\(1\)\(2\)](#) requires that the **resolution** adopting a project area plan (not the project area plan itself) be published in a newspaper. Publish this in these newspapers:

- **Deseret News:** Submit the legal notice online at <https://www.deseret.com/pages/legal-notices/>
- **Salt Lake Tribune:** ([This link contains the information you need](#))
- **Box Elder News Journal:** Email sales1@benewsjournal.com or call [REDACTED]

Simply pay for the notice with your P-card. After the notices are published, you'll get a notarized "proof" of publication from each paper. File those in the repository with the project area plan.

[63H-1-403\(4\)](#) requires posting the **project area plan** on MIDA's website. Simply contact Chris at Honey (chris@honey.inc), and ask him to post it today.

[63H-1-403\(5\)](#) requires notifying several entities within 10 days (so this doesn't need to be done today). This can also be done via email. This requires a notification to:

- State Tax Commission (email salestaxdist@utah.gov)
- Utah Geospatial Resource Center (UGRC) (email ugrc@utah.gov)
- Assessor and recorder of each county

Let me know if you have any questions and thank you!

--



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Mon, 27 Apr 2026 09:18:01 -0600
Subject: Press Release Help

Can either of you update this paragraph with the impacts of MIDA's friday meeting so we have the correct information for the press release to go out after the meeting?

Today's action does not finalize the project area but formally initiates the process for MIDA to consider and potentially adopt the Stratos Project Area Plan at an upcoming board meeting. The development will be phased over time and designed to coexist with existing agricultural uses through leaseback agreements and conservation buffers.

--
 **ANNE K. HANSEN**
CHIEF CIVIL DEPUTY ATTORNEY
BOX ELDER COUNTY
ATTORNEY'S OFFICE
51 NORTH MAIN STREET, SUITE 102
BIRCHDALE CITY, UTAH 84303
AHANSEN@BOXELDERCOUNTY.ORG
P. (435) 794-3329

To: hvenable@midaust.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Mon, 27 Apr 2026 10:04:53 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update: April 27, 2026

NEWS

Hyperscale data center project in Utah: Box Elder County considers approval

The Salt Lake Tribune

The Military Installation Development Authority (MIDA) and county commissioners will hold two town halls in the "coming weeks" where the public can ...

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O'Leary Digital Builds 9 GW Utah AI Data Center Campus

Let's Data Science

Tom's Hardware reports that the Military Installation Development Authority (MIDA) approved a development agreement for a hyperscale data center ...

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MIDA CEO pays courtesy call on Gender Minister | Photos - Ghana Web

Ghana Web

MIDA CEO pays courtesy call on Gender Minister. Alex Mould (L) paid a visit ...

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How intellectual property can unlock financing for innovation in the EUIPO podcast

EUIPO - European Union

Kogu leave, mida peate teadma, et oma teotusega edu saavutada. Geograafilised tähised. Käsitööstuslikud ja tööstustooted, põllumajandustooted ...

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Amar Open New Healthcare Packaging Plant in Malaysia - HarianBasis.co

HarianBasis.co

... (MIDA) to enhance the country's industrial capabilities. MIDA Chief Executive Officer Sikh Shamsul Ibrahim Sikh Abdul Majid highlighted the ...

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To: Hilary Venable <hvenable@midaut.org>
From: [REDACTED] <[REDACTED]>
Cc: Nicole Cottle <ncottle@midaut.org>
Date: Mon, 27 Apr 2026 20:45:13 +0000
Subject: RE: EXT :Map Request

Thanks a million Hilary, I appreciate it.

[REDACTED]
[REDACTED] Manager, State & Local Government Relations and Legislative Affairs
Northrop Grumman Corporation | Corporate Office
O: [REDACTED] | C: [REDACTED] | [REDACTED]

From: Hilary Venable <hvenable@midaut.org>
Sent: Monday, April 27, 2026 2:38 PM
To: [REDACTED] USJ (CO) <[REDACTED]>
Cc: Nicole Cottle <ncottle@midaut.org>
Subject: EXT :Map Request

This email originated from outside of Northrop Grumman

[REDACTED]
Attached is the Map of the Proposed Stratos Project Area.

Please let me know if you have any questions.

Hilary



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

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Mon, 27 Apr 2026 15:00:39 -0600
Subject: Fwd: Press Release Help

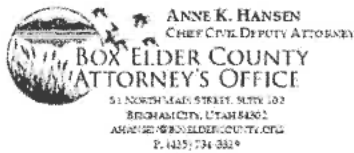
----- Forwarded message -----

From: **Anne Hansen** <ahansen@boxeldercountyut.gov>
Date: Mon, Apr 27, 2026 at 9:18 AM
Subject: Press Release Help
To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>

Can either of you update this paragraph with the impacts of MIDA's friday meeting so we have the correct information for the press release to go out after the meeting?

Today's action does not finalize the project area but formally initiates the process for MIDA to consider and potentially adopt the Stratos Project Area Plan at an upcoming board meeting. The development will be phased over time and designed to coexist with existing agricultural uses through leaseback agreements and conservation buffers.

--



To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:05:16 +0000
Subject: 2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

[Review and Sign](#)

This email contains a secure link prepared solely for you. Please do not share this email.

Sent by
ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you have questions regarding this document, please contact the person who sent it to you.

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:05:48 +0000
Subject: Completed: 2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by
ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you need help you may contact support at (866) 700-7975 or support@contractworks.com

Embedded Attachments

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

2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf

To: Kristin Kenney Williams <kristin@commfluent.com>, Hilary Venable <hvenable@midaut.org>
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Mon, 27 Apr 2026 15:07:50 -0600
Subject: MIDA Board Meeting

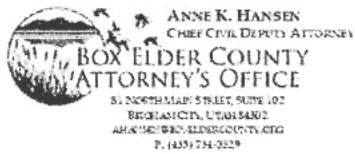
We are adding information to our website to see if that will help with all of the misinformation and negative sentiment going around online. <https://www.boxeldercountyut.gov/641/Stratos-1?project>

Our PIO suggested adding or linking to MIDA's video of the Board meeting from last Friday. Will you let me know your feelings on that? If you're going to post it on MIDA's website, I would rather link to you if that is an option.

Thanks.

Anne H

--



To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:08:00 +0000
Subject: 2026.04.24 Stratos Standard and Guidelines Resolution-07.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

[Review and Sign](#)

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 ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you have questions regarding this document, please contact the person who sent it to you.

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:08:43 +0000
Subject: Completed: 2026.04.24 Stratos Standard and Guidelines Resolution-07.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 Stratos Standard and Guidelines Resolution-07.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by
ContractWorks

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Embedded Attachments

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

2026.04.24 Stratos Standard and Guidelines Resolution-07.pdf

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:15:52 +0000
Subject: 2026.04.24 2026-08 Stratos Project Area Development Agreement.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

[Review and Sign](#)

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 ContractWorks

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To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:16:22 +0000
Subject: Completed: 2026.04.24 2026-08 Stratos Project Area Development Agreement.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 2026-08 Stratos Project Area Development Agreement.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by
ContractWorks

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Embedded Attachments

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

2026.04.24 2026-08 Stratos Project Area Development Agreement.pdf

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:20:56 +0000
Subject: 2026.04.24 Resolution 2026-09 MIDA Stratos Interlocal Agreement.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

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ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you have questions regarding this document, please contact the person who sent it to you.

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:21:34 +0000
Subject: Completed: 2026.04.24 Resolution 2026-09 MIDA Stratos Interlocal Agreement.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 Resolution 2026-09 MIDA Stratos Interlocal Agreement.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by
ContractWorks

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Embedded Attachments

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

2026.04.24 Resolution 2026-09 MIDA Stratos Interlocal Agreement.pdf

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:28:47 +0000
Subject: 2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

[Review and Sign](#)

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Sent by
ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you have questions regarding this document, please contact the person who sent it to you.

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 21:35:02 +0000
Subject: Completed: 2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by

 works

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Embedded Attachments

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

2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf

To: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Hilary Venable <hvenable@midaut.org>, Anne Hansen <ahansen@boxeldercountyut.gov>, Stephen Hadfield <shadfield@boxeldercountyut.gov>
Date: Mon, 27 Apr 2026 16:48:57 -0600
Subject: Re: Stratos Project Press Release from Box Elder County, Utah

Good afternoon: Has this gone out to media yet?

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

On Apr 27, 2026, at 4:27 PM, Lynnette Crockett <lcrockett@boxeldercountyut.gov> wrote:

Hi everyone,

Thank you for your interest in the **Stratos Project** in Box Elder County.

To assist with your coverage, we have established a dedicated Google Drive folder containing official media assets. This resource is intended for media and press use only; please **DO NOT SHARE** this link publicly.

MEDIA FOLDER FOR STRATOS PROJECT

Within this folder, you will find categorized sub-folders for:

- **Fact Sheets**
- **Maps**
- **Public Meeting Notices**
- **Press Releases**

We are updating these folders regularly. For each deliverable, we aim to provide both a PDF document and a high-resolution image (PNG or JPEG) for your convenience. You will also find a **sign-up form** within the main folder to receive future press releases directly from Box Elder County.

Public Resources

For public-facing information, our county project website serves as a live hub:

- **Project Site:** boxeldercountyut.gov/Stratos-Project
- **Agendas:** Official meeting agendas can always be found at the [Box Elder County Agenda Center](#).

Media Contacts

For Box Elder County: Anne Hansen | Chief Civil Deputy Attorney | [REDACTED] | ahansen@boxeldercountyut.gov

For MIDA: Kristin Kenney Williams | MIDA Media Contact | [REDACTED] | kristin@commfluent.com | midaut.org

Best regards,

Lynnette Crockett Public Information Officer, Box Elder County [REDACTED]

<Stratos District Project Area Map.pdf><Press Release 4272026 Box Elder County Defers Decision on Stratos Project .pdf>

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 23:16:33 +0000
Subject: 2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

Morgan Nebeker has sent a document for your review and signature.

Please review and sign by following the link below.
— Morgan Nebeker, mnebeker@midaut.org

[Review and Sign](#)

This email contains a secure link prepared solely for you. Please do not share this email.

Sent by
ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you have questions regarding this document, please contact the person who sent it to you.

To: mnebeker@midaut.org
From: Morgan Nebeker via ContractWorks <sign@contractworks.com>
Date: Mon, 27 Apr 2026 23:17:47 +0000
Subject: Completed: 2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf



Military Installation Development Authority

Hello Morgan Nebeker,

All parties have signed **2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf**. Attached is a copy for your records. You may view the final document by clicking the link below.

[View Documents](#)

Sent by
ContractWorks

This email was sent directly to you from mnebeker@midaut.org via ContractWorks. If you need help you may contact support at (866) 700-7975 or support@contractworks.com

Embedded Attachments

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

2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf

To: tpeterson@le.utah.gov
From: Hilary Venable <hvenable@midaut.org>
Cc: Paul Morris <pmorris@midaut.org>, Kristin Kenney Williams <kristin@commfluent.com>, Nicole Cottle <ncottle@midaut.org>
Date: Mon, 27 Apr 2026 18:02:54 -0600
Subject: INFORMATION SHEET
Attachments: PROPOSED MIDA STRATOS PROJECT AREA- KEY FACTS.pdf

Representative Peterson,

My name is Hilary Venable, and I work with Paul Morris at MIDA. Attached is the information sheet you requested.

Please feel free to reach out to me, Paul, or Kristin if you have any questions.

Thank you,

Hilary

--



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

Embedded Attachments

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

PROPOSED MIDA STRATOS PROJECT AREA- KEY FACTS.pdf

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 28 Apr 2026 00:52:24 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I am requesting a map of the Stratos Project Area or the proposed area in box elder county pursuant to the government records and management act.

Thank you,
[REDACTED]

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

To: mpark@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 28 Apr 2026 01:03:39 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos Project Area Map/Data Center in Box Elder

Military Installation Development Authority, a record request has been assigned to an agency you are listed as ARO for. To begin this request, please click the link at the bottom of this email. To send this request to another records officer in your agency, simply forward this email and they can initiate via the same link below.

Agency or Office Request Was Made To: Military Installation Development Authority

Record Officer Assigned: me

(Note: This will be blank if the request is not yet assigned.)

Request Title: Stratos Project Area Map/Data Center in Box Elder

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 4/27/2026

Request Description: I am requesting a map of the proposed Stratos project area. Please provide any and all maps depicting the project area as well as a map of the different phases of the project, eg locomotive springs, Hansel area etc. If you don't have a responsive map, please provide any information you have that describes the acreage and geographic scope of the proposed project area. Paul Morris, Executive Director, MIDA
End of Description

Please Note: All records requests must be responded to within 10 business days of receipt, or 5 business days if the requester has asked for an expedited response (UC 63G-2-204(1)(b)). If this request is not opened within 10 business days, it will expire and be marked as denied.

Thank you,
Open Records Portal Team
openrecordsadmin@utah.gov

*** Do not respond to this email. For questions, email the Portal Administrator at openrecordsadmin@utah.gov ***

Continue to next step: [REDACTED]

[REDACTED] This link expires on 5/4/2026 7:03 PM. You will be prompted to log in.

To: Morgan Nebeker <mnebeker@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 28 Apr 2026 08:45:05 -0600
Subject: Re: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1

Awesome; I'm running to a 9 a.m. meeting but happy to jump on the phone if need-be - hopefully I'm not asking too much!

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

On Apr 28, 2026, at 8:34 AM, Morgan Nebeker <mnebeker@midaut.org> wrote:

Hey Kristin!

I am happy to get working on this and send it over today. Let me know if I can help with anything else!

Thanks!
Morgan

On Apr 28, 2026, at 8:13 AM, Kristin Kenney Williams <kristin@commfluent.com> wrote:

Good morning, team!

Can you please help me pull together the timeline of noticing for Stratos? First to X taxing entities and what was said/shared; then for the MIDA Board meeting. I can jump on the phone if helpful!

Appreciate you both!

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

Begin forwarded message:

From: Morgan Nebeker <mnebeker@midaut.org>
Subject: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Date: April 14, 2026 at 6:51:34 PM MDT
To: undisclosed-recipients::

Hello,

In accordance with Utah Code 63H-1-402, the Military Installation Development Authority (MIDA) is providing your entity with notice of a public meeting to consider and discuss the attached draft project area plan for the Stratos Project Area.

No action is required on your part.

The public meeting is scheduled for April 24, 2026, at 9:00 AM. The meeting will be held in-person and via Zoom. If you would like to attend in person, it will be held at The Capitol, in the East Senate Building, Room 120. The address is 120 E Capitol St, Salt Lake City, UT 84103. If you would like to attend via Zoom, please register for the meeting in advance using the link below:

[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker

<image.png>

Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
midsut.org

<Stratos DRAFT Project Area Plan - 04.14.2026..pdf>

To: Kristin Kenney Williams <Kristin@commfluent.com>
From: Morgan Nebeker <mnebeker@midaut.org>
Cc: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 28 Apr 2026 09:07:46 -0600
Subject: Fwd: Public Notice Updated for MIDA Board

Kristin,

I am emailing this first. This is the MIDA Board notice we posted on 4/22/26 7:26 PM, which includes the agenda for Stratos. This was also posted on the [MIDA Website Public Meeting Page](#) and linked from the front page. I will send a separate email with the taxing entity info and the 10-day notice. For reference on the agenda, Stratos was listed as time certain at 9:00 a.m. Stratos included agenda items 7, 8, 9, 10, and 11.



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
mnebeker@midaut.org
midaut.org

----- Forwarded message -----

From: <support@helpdesk.utah.gov>
Date: Mon, Apr 27, 2026 at 2:38 PM
Subject: Public Notice Updated for MIDA Board
To: <mnebeker@midaut.org>

Utah Public Notice

Documents Updated

- [2026 04 24 MIDA Board Meeting Agenda.pdf - 4/22/26 7:26 PM](#)
- [MIDA Board Packet.pdf - 4/24/26 10:50 AM](#)

MIDA Board

[View this notice and download a calendar invite](#)

Notice Date & Time: 4/24/26 8:30 AM

Description/Agenda:

To attend this meeting via Zoom, please register in advance using this Zoom link:
https://us06web.zoom.us/webinar/register/WN_6oAkqwTrRpmUahNJURgEfg.

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 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.
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. Time certain (9:00 am)

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.

Notice of Special Accommodations:

MIDA Board is committed to ensuring that its meetings and services are accessible to all citizens. Individuals needing special accommodations during this meeting should notify MIDA at 801-251-6342 or contact@midaut.org no later than 12 hours prior to the meeting.

Notice of Electronic or telephone participation:

Members of the board or committee may participate in this meeting via Zoom. Members of the public may also attend and participate in this meeting via Zoom by registering before the meeting using this link: https://us06web.zoom.us/join/register?WN_6oAkqwTrRPmLahNJURgEfg.

Other information:

In the event of an absence of a majority quorum, agenda items requiring a vote will be continued to the next regularly scheduled meeting. By motion of a member of the board or committee, the board or committee may vote to hold a closed meeting in accordance with the law.

Location:

120 E Capitol St, Kaysville, 84103

Contact information:

Morgan Nebeker, mnebecker@midaut.org, 801-251-6342

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 28 Apr 2026 09:00:36 -0700
Subject: Google Alert - "Hilary Venable"

Google Alerts

"Hilary Venable"

Early results April 28, 2026

NEWS

Amid questions and concerns, Box Elder County leaders delay action on data center proposal

KSL News

... Hilary Venable, a MIDA project manager, told the county commissioners. It would generate 2,000 permanent jobs, maybe more over time. The project ...



Flag as inappropriate

Hyperscale data center project in Utah: Box Elder County considers approval - The Salt Lake Tribune

The Salt Lake Tribune

Representing MIDA at the meeting, Project Area Director Hilary Venable said MIDA wants "full transparency" and apologized for how late county leaders ...



Flag as inappropriate

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[Send Feedback](#)

To: Thomas [REDACTED]
From: Derek Branchley <dbranchley@midaut.org>
Bcc: mnebeker@midaut.org
Date: Tue, 28 Apr 2026 10:09:00 -0600
Subject: Re: Form Submission - MIDA Contact Form
Attachments: Stratos Project Area Plan.pdf

Good afternoon Thomas,

Thank you for your request under the Utah Government Records Access and Management Act (GRAMA). Attached is the full plan for the Stratos Project Area Plan. You can find the project area maps on pages 5 and 11 of the PDF. Please let me know if you experience any difficulty accessing the PDF file.

Sincerely,
Derek Branchley

On Mon, Apr 27, 2026 at 6:52 PM Squarespace <form-submission@squarespace.info> wrote:

Sent via form submission from [AJJLJ](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I am requesting a map of the Stratos Project Area or the proposed area in box elder county pursuant to the government records and management act.

Thank you,
—Thomas

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

Embedded Attachments

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

Stratos Project Area Plan.pdf

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 28 Apr 2026 09:16:38 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Early update April 28, 2026

NEWS

Amid questions and concerns, Box Elder County leaders delay action on data center proposal

KSL News

...MIDA, started publicly emerging last week, prompting questions and concern from some. "If we do this, it is irrevocable, and that is a concern we ...



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Data center vote put off after Box Elder County residents express concerns - Fox 13 News

Fox 13 News

...(MIDA) eventually emerged. "At its core, this project is about infrastructure that supports the military mission. Reliable energy and secure data ...



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Box Elder County delays vote on hyperscale data center amid local concerns, state pressure

The Herald Journal

MIDA officials argued that this project differs from older data centers. "Data centers of the old have a bad reputation," said Paul Morris, MIDA's ...



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Box Elder County delays vote on MIDA data center project, citing transparency concerns

TownLift

The decision, made at MIDA's Dec. 16 board meeting, allows the authority... Dec 19, 2025. The proposed development, known as the "Stratos" project, is ...



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Utah Planning Commission delays decision on Kevin O'Leary-backed data center project

Data Center Dynamics

...(MIDA) and state officials were not clear about the size of the project and the extent of state and county involvement. "The thing that's so ...



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New AI data center in Utah will generate and consume more than twice the power of the entire state

MSN

Utah's Military Installation Development Authority (MIDA) on Friday approved a development agreement for a hyperscale data center campus in Box ...



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BUniverse: Serving Success: A BU Student's Journey into Food & Beverage

Boston University

Serving Success: A BU Student's Journey into Food & Beverage ... Bayley Fox turns BU classroom lessons into real-world service at Fenway's MIDA, where ...



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Amcor opens healthcare packaging coating facility - PressReader

PressReader

Facilitated by the Malaysian Investment Development Authority (Mida), the facility marks a significant expansion of Amcor's manufacturing footprint in ...

  [Flag as irrelevant](#)

Box Elder County Postpones Massive Data Center Project Decision -
HarianBasis.co

HarianBasis.co

... (MIDA). Officials indicated that the commissioners will revisit the proposed interlocal agreement and resolution on May 4. MIDA project manager ...

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 28 Apr 2026 09:23:51 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Daily update April 28, 2026

NEWS

Hyperscale data center project in Utah: Box Elder County considers approval - The Salt Lake Tribune

The Salt Lake Tribune

... **Military Installation Development Authority (MIDA)** presented it to them. To better understand the proposal, which MIDA has called the Stratos ...

  [Flag as inappropriate](#)

Utah Planning Commission delays decision on Kevin O'Leary-backed data center project

Data Center Dynamics

Up to 9GW project has already secured backing from Utah's **Military Installation Development Authority**.

  [Flag as inappropriate](#)

Amid questions and concerns, Box Elder County leaders delay action on data center proposal

KSL News

... **Military Installation Development Authority**, or MIDA, started publicly emerging last week, prompting questions and concern from some. "If we do ...

  [Flag as inappropriate](#)



'We are listening': Box Elder Commissioners table decision on controversial data ... - ABC4 Utah

ABC4 Utah

... **Military Installation Development Authority (MIDA)** that would bring a data center to a rural area south of US-89 in Box Elder County. The proposal ...

  [Flag as inappropriate](#)



Data center vote put off after Box Elder County residents express concerns - Fox 13 News

Fox 13 News

... **Military Installation Development Authority (MIDA)** eventually emerged. "At its core, this project is about infrastructure that supports the ...

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Box Elder County delays vote on MIDA data center project, citing transparency concerns

TownLift

TOOELE, Utah --- The **Military Installation Development Authority** approved a new project area Tuesday that encompasses the entire Tooele Army Depot ...

  [Flag as inappropriate](#)

Kevin O'Leary's planned data center in Utah will consume more power than the entire state

Neowin

Utah's **Military Installation Development Authority (MIDA)** has approved a 9-gigawatt hyperscale data center campus in Box Elder County.

  [Flag as inappropriate](#)



Video: Amid questions and concerns, Box Elder County leaders



delay action on data center proposal

KSL TV

... **Military Installation Development Authority**, or MIDA, started publicly emerging last week, prompting questions and concern from some. —, Socials ...



Find us elsewhere



Box Elder Commissioners table decision on controversial data center following public outcry

AOL.com

Courtesy: **Military Installation Development Authority**. On April 27, the Commission discussed Stratos Project again and voted to table its decision. >



Find us elsewhere



Box Elder County delays vote on hyperscale data center amid local concerns, state pressure

The Herald Journal

The proposed data center, backed by the **Military Installation Development Authority** (MIDA), would span roughly 40,000 acres in Hansel Valley near ...



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To: Derek Branchley <dbrenchley@midaut.org>
From: [REDACTED] <thomas@midaut.org>
Date: Tue, 28 Apr 2026 10:29:41 -0600
Subject: Re: Form Submission - MIDA Contact Form

Thanks Derek!

On Tue, Apr 28, 2026 at 10:10 AM Derek Branchley <dbrenchley@midaut.org> wrote:

Good afternoon Thomas,

Thank you for your request under the Utah Government Records Access and Management Act (GRAMA). Attached is the full plan for the Stratos Project Area Plan. You can find the project area maps on pages 5 and 11 of the PDF. Please let me know if you experience any difficulty accessing the PDF file.

Sincerely,
Derek Branchley

On Mon, Apr 27, 2026 at 6:52 PM Squarespace <form-submission@squarespace.info> wrote:

Sent via form submission from [3/11/24](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I am requesting a map of the Stratos Project Area or the proposed area in box elder county pursuant to the government records and management act.

Thank you,
—Thomas

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Does this submission look like spam? [Report it here](#).

To: Morgan Nebeker <mnebeker@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 28 Apr 2026 11:57:11 -0600
Subject: Re: Public Notice Updated for MIDA Board

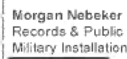
Thank you!!

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

On Apr 28, 2026, at 9:07 AM, Morgan Nebeker <mnebeker@midaut.org> wrote:

Kristin,

I am emailing this first. This is the MIDA Board notice we posted on 4/22/26 7:26 PM, which includes the agenda for Stratos. This was also posted on the [MIDA Website Public Meeting Page](#) and linked from the front page. I will send a separate email with the taxing entity info and the 10-day notice. For reference on the agenda, Stratos was listed as time certain at 9:00 a.m. Stratos included agenda items 7, 8, 9, 10, and 11.

<image.png> 
Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

----- Forwarded message -----

From: <support@helpdesk.utah.gov>
Date: Mon, Apr 27, 2026 at 2:38 PM
Subject: Public Notice Updated for MIDA Board
To: <mnebeker@midaut.org>

Utah Public Notice

Documents Updated

- [2026.04.24 MIDA Board Meeting Agenda.pdf](#) - 4/22/26 7:26 PM
- [MIDA Board Packet.pdf](#) - 4/24/26 10:50 AM

MIDA Board

[View this notice and download a calendar invite](#)

Notice Date & Time: 4/24/26 8:30 AM

Description/Agenda:

To attend this meeting via Zoom, please register in advance using this Zoom link:
https://us06web.zoom.us/webinar/register/WN_6oAkqWTrRpmUahNJURgEfg.

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 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.

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. Time certain (9:00 am)

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.

Notice of Special Accommodations:

MIDA Board is committed to ensuring that its meetings and services are accessible to all citizens. Individuals needing special accommodations during this meeting should notify MIDA at 801-251-6342 or contact@mida.utah.gov no later than 12 hours prior to the meeting.

Notice of Electronic or telephone participation:

Members of the board or committee may participate in this meeting via Zoom. Members of the public may also attend and participate in this meeting via Zoom by registering before the meeting using this link: https://us06web.zoom.us/join?register=WN_63A6dWTtRPMUahNUIRqL3p.

Other information:

In the event of an absence of a majority quorum, agenda items requiring a vote will be continued to the next regularly scheduled meeting. By motion of a member of the board or committee, the board or committee may vote to hold a closed meeting in accordance with the law.

Location:

120 E Capitol St, Kaysville, 84103

Contact information:

To: Kristin Kenney Williams <Kristin@commfluent.com>
From: Morgan Nebeker <mnebeker@midaut.org>
Cc: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 28 Apr 2026 12:25:48 -0600
Subject: Fwd: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
Attachments: Stratos DRAFT Project Area Plan - 04.14.2026..pdf

Kristin,

Here is the one other notice. This email was sent on April 14th, 10 days before the MIDA board meeting. It included a link to sign up for Zoom and the attached project area plan. Tax-wise, we sent the email to the Utah State Tax Commission, the Multicounty Assessing & Collecting Levy for Box Elder, Weber, and Davis counties, as well as two levies in the National Guard project area, which were WASHINGTON TERRACE CITY - SPECIAL LEVY TO PURCHASE WBWCD WATER and SOUTH OGDEN CITY - SPECIAL LEVY TO PURCHASE WBWCD WATER. Let me know if you have any questions or need anything else!

Thanks!
Morgan

----- Forwarded message -----

From: **Morgan Nebeker** <mnebeker@midaut.org>
Date: Tue, Apr 14, 2026 at 6:51 PM
Subject: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
To:

Hello,

In accordance with Utah Code 63H-1-402, the Military Installation Development Authority (MIDA) is providing your entity with notice of a public meeting to consider and discuss the attached draft project area plan for the Stratos Project Area.

No action is required on your part.

The public meeting is scheduled for April 24, 2026, at 9:00 AM. The meeting will be held in-person and via Zoom. If you would like to attend in person, it will be held at The Capitol, in the East Senate Building, Room 120. The address is 120 E Capitol St, Salt Lake City, UT 84103. If you would like to attend via Zoom, please register for the meeting in advance using the link below:

[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos DRAFT Project Area Plan - 04.14.2026..pdf

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Tue, 28 Apr 2026 18:31:16 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello, my name is [REDACTED] with HCF — we're a civil engineering firm based in Sandy, Utah, specializing in water resources engineering.

We've been following the Stratos project closely, and frankly we think water resources is going to be one of the most critical engineering challenges on a development of that scale in Box Elder County. We'd love to be part of solving that.

I know the project just cleared some significant milestones last week — I imagine things are moving fast on your end. I'm not looking to take much of your time today, I just want to introduce ourselves and understand where civil and water resources engineering fits into your procurement pipeline for Stratos.

We've been doing water resources work across Utah for nearly a decade — drainage, stormwater, water supply, utility infrastructure — and we're well-positioned to support either your team directly or the prime contractors you bring on.

Would it make sense to get 20 minutes on the calendar to walk you through what we do? Or if there's someone on the developer side — O'Leary Digital or West GenCo — you'd suggest we connect with, we'd really appreciate the introduction.

Thank you,

[REDACTED]
[REDACTED]

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To: "pmorris@midaut.org" <pmorris@midaut.org>
From: [REDACTED] <[REDACTED]>
Date: Tue, 28 Apr 2026 18:50:29 +0000
Subject: Fw: Introduction: Strategic Risk Partnership for MIDA's Utah Data Center Project

Mr. Morris,

I would like to introduce you to Acrisure's Large Data Center Construction Risk Management team, led by [REDACTED], to open a dialogue around the Military Installation Development Authority's Utah Data Center Project...specifically as it relates its risk management. This is an incredibly important conversation, even at this stage of the project's timeline.

Given MIDA's unique public-private development model and the scale and complexity of this initiative, I believe [REDACTED] and his team could bring meaningful value in supporting risk strategy, project delivery planning, and construction execution from inception through completion. Acrisure's data center risk management practice is among the most experienced in the country, advising on many of the nation's largest and most complex hyperscale developments.

I would welcome the opportunity to arrange a brief introduction to explore whether a conversation would be worthwhile. I believe there could be strong strategic alignment in supporting MIDA's vision for this landmark project.

Best regards,

[REDACTED]

[REDACTED]
Head of Special Projects

 **ACRISURE**
Email: [REDACTED]
Cell: [REDACTED]

Coverage cannot be issued, changed, cancelled, modified or otherwise altered without speaking to and receiving written confirmation from an authorized representative of Acrisure, LLC.

IMPORTANT NOTICE:

This email, including any attachments or subsequent replies or forwards, (a) may include confidential, proprietary or other protected information; (b) is sent based upon a reasonable expectation of privacy; and (c) is not intended for unauthorized persons. If you are not the intended recipient, then you must not use, disclose or disseminate the information. In addition, please immediately notify the sender and then permanently delete the message and any attachments, replies or forwards, including any copies or portions thereof. Any unauthorized review, use, disclosure or distribution of this email is prohibited and may be a violation of law or regulation. It is the responsibility of the recipient to take steps to protect against viruses and ensure that this email (and any attachments hereto) does not adversely affect any computer system into which it is received or opened.

To: Morgan Nebeker <mnebeker@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 28 Apr 2026 13:11:40 -0600
Subject: Re: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1

Thank you SO much; I'm going to pull this together now and if I have any further questions I'll reach out. Thank YOU!

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


On Apr 28, 2026, at 12:25 PM, Morgan Nebeker <mnebeker@midaut.org> wrote:

Kristin,

Here is the one other notice. This email was sent on April 14th, 10 days before the MIDA board meeting. It included a link to sign up for Zoom and the attached project area plan. Tax-wise, we sent the email to the Utah State Tax Commission, the Multicounty Assessing & Collecting Levy for Box Elder, Weber, and Davis counties, as well as two levies in the National Guard project area, which were WASHINGTON TERRACE CITY - SPECIAL LEVY TO PURCHASE WBWCD WATER and SOUTH OGDEN CITY - SPECIAL LEVY TO PURCHASE WBWCD WATER. Let me know if you have any questions or need anything else!

Thanks!
Morgan

----- Forwarded message -----

From: **Morgan Nebeker** <mnebeker@midaut.org>
Date: Tue, Apr 14, 2026 at 6:51 PM
Subject: Notice of Public Meeting to Consider the Draft Stratos Project Area Plan - Part 1
To:

Hello,

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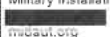
No action is required on your part.

The public meeting is scheduled for April 24, 2026, at 9:00 AM. The meeting will be held in-person and via Zoom. If you would like to attend in person, it will be held at The Capitol, in the East Senate Building, Room 120. The address is 120 E Capitol St, Salt Lake City, UT 84103. If you would like to attend via Zoom, please register for the meeting in advance using the link below:

[Zoom Registration Link](#)

Please let me know if you have any questions.

Sincerely,
Morgan Nebeker

<image.png> 
Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)

mnebeker@midaut.org

<Stratos DRAFT Project Area Plan - 04.14.2026..pdf>

To: aburr@midaut.org
From: ContractWorks <support@contractworks.com>
Date: Tue, 28 Apr 2026 22:02:28 +0000
Subject: New Document Notification - Military Installation Development Authority

Dear Ashley Burr,

New documents have been uploaded to the 'Military Installation Development Authority' room. To view, simply click on the document link below.

3:52 PM MDT	Uploaded '2026-04-24 Resolution-07 Stratos Standard and Guidelines.pdf' to 'MIDA Resolutions Ordinances'
3:42 PM MDT	Uploaded '2026-04-24 Resolution-04 MRF Standards and Guidelines Amendment.pdf' to 'MIDA Resolutions Ordinances'
3:26 PM MDT	Uploaded '2026-04-24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf' to 'MIDA Resolutions Ordinances'
3:20 PM MDT	Uploaded '2026-04-24 Resolution 2026-09 MIDA Stratos Interlocal Agreement.pdf' to 'MIDA Resolutions Ordinances'
3:15 PM MDT	Uploaded '2026-04-24 2026-08 Stratos Project Area Development Agreement.pdf' to 'MIDA Resolutions Ordinances'
3:04 PM MDT	Uploaded '2026-04-24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf' to 'MIDA Resolutions Ordinances'
2:51 PM MDT	Uploaded '2026-04-24 - MIDA Board Meeting - Resolution 2026-02 Approving Loan Agreement web.pdf' to 'MIDA Resolutions Ordinances'
2:15 PM MDT	Uploaded '2024-01 Common ID Board Dylan Bracer Appointment (2).pdf' to 'MIDA Resolutions Ordinances'
2:06 PM MDT	Uploaded '2026-04-24 Falcon Hill Bond Release Resolution-05.pdf' to 'MIDA Resolutions Ordinances'
1:57 PM MDT	Uploaded '2026-04-21 - MIDA Board Meeting - Resolution 2026-01 - Thanking Karl McMillan for His Service as a Member of the MIDA Board (DRAFT) web.pdf' to 'MIDA Resolutions Ordinances'

If you'd like to discontinue receiving new document notifications via email, please visit the [settings page](#) or contact your room administrator.



**Military Installation
Development Authority**

NoName

Embedded Attachments

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

[company_email_logo.png](#)

To: Anne Hansen <ahansen@boxeldercountyut.gov>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Hilary Venable <hvenable@midaut.org>
Date: Tue, 28 Apr 2026 17:04:26 -0600
Subject: Re: Positive Support Comments

Hi Anne: We're working on a fact sheet for the commissioners that I'm trying to get done by tomorrow - one that we're comfortable is shared publicly by the commissioners.

I'm not understanding the comments compilation - we have a total understanding of questions, facts that need to be provided in one sheet and with the knowledge we have to date. In my mind, the fact sheet is just that - the facts - this isn't a pro/con piece.

Maybe I'm misunderstanding so please call me if so - otherwise we'll get that fact sheet to you as soon as it's done!

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

On Apr 28, 2026, at 4:57 PM, Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

Kristin,

I really appreciated your feedback about the positive comments and the supportive residents yesterday. Our Commissioners are pretty desperate for me to provide them with a fact sheet. I am hesitant to give them something they can distribute on their own, and with the advice of our PR firm we would rather approach it from a static FAQ page on our website.

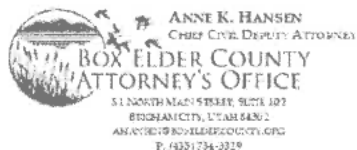
Intrepid agrees on providing a balanced view on the responses from those who are supportive, including the landowners and stakeholders. I am going to try and pull the comments from that first meeting when the landowners spoke, but if you are able to have other supporters like state officials, military leaders, and landowner comments we didn't get in the meeting, that would be really helpful. That way we can get the balanced FAQ out by Thursday, and hopefully that will help influence some of the social media users and residents who are following the website to spread more of the positive information. If you're able to do that, you can send comments to me directly, or our PIO set up a form on the website to collect questions and comments.

<https://www.boxeldercountyut.gov/641/Stratos-Project>

Thanks for your help.

AH

--



To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 28 Apr 2026 23:12:41 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello developers of the Stratos project that you wish to force into Boxelder county Utah, as the original meeting that was intended to approve this project has shown, the vast majority of the citizens of this state do not support your proposal and are well aware of the damage it would cause to our state. Utah is a desert that has been in a drought for over 30 years and has recently had its worst water year on record. It is not just difficult but downright impossible for us to be able to sustainably support a project of this magnitude in our environment. Not to mention that you wish to construct this mega industrial site within five miles of multiple globally recognized migration paths for birds. It is obvious to me and I'm sure to you as well that this facility would not just damage but outright destroy these paths due to not just the scope of the structures themselves and the disturbances they would cause, but also the massive water usage these data centers have. An average data center uses on average 1 million gallons per day. You want to construct two hyper centers that would likely total closer to 4 million gallons per day. Pair this with the usage from a power plant that manages to double the production of the rest of the state and you have a recipe for a water catastrophe that we have been desperately trying to avoid. Not 40 miles away, in the town of Mantua, water is having to be pumped from Brigham city to them because their wells are running dry and you think this watershed can handle something of this scope? The fact that you have avoided allowing public comment and chosen to not have a water study or environmental effect study tells me that you are very well aware of the damage this would cause not just in a localized region but across the entirety of northern Utah and beyond. The lake effect from the Great salt lake is responsible for supporting the agriculture of the majority of Utah and even some of its neighboring states, with your blatantly predatory project it will lead to billions of dollars in losses and the destruction of tens of thousands of people's lives. I can confidently state for the vast majority of the citizens of northern Utah that your project is not welcome here. Take your data centers and your shady closed door deals and leave them somewhere else because we will not tolerate it and we will not allow you to follow through in this blatantly corrupt and greedy scheme to profit while the average citizen suffers. Let one of the other states that supposedly or jostling to have this ticking time-bomb have it instead, the people of Utah will be happy to have it off their hands.

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To: "contact@midaut.org" <contact@midaut.org>, "kristin@commfluent.com" <kristin@commfluent.com>
From: [REDACTED] >
Date: Tue, 28 Apr 2026 23:36:38 +0000
Subject: Request for Stratos Project studies

Hello,

I'm writing to request copies of all environmental studies done for the Stratos Project. Air, water, and geological studies were referenced during meetings with Box Elder County Commissioners, but it was stated that they are not available online.

I would love copies to reference during reporting so that residents can be more informed about the project and it's impact on their communities.

Thank you!

[REDACTED]
Cell: [REDACTED]
Desk: [REDACTED]

the **Leader**

HJ NEWS

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@midaut.org>
Date: Wed, 29 Apr 2026 09:46:48 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

Sending this in case you want to respond.

----- Forwarded message -----

From: **Squarespace** <form-submission@sqarespace.info>
Date: Tue, Apr 28, 2026 at 5:12 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@midaut.org>

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello developers of the Stratos project that you wish to force into Boxelder county Utah, as the original meeting that was intended to approve this project has shown, the vast majority of the citizens of this state do not support your proposal and are well aware of the damage it would cause to our state. Utah is a desert that has been in a drought for over 30 years and has recently had its worst water year on record. It is not just difficult but downright impossible for us to be able to sustainably support a project of this magnitude in our environment. Not to mention that you wish to construct this mega industrial site within five miles of multiple globally recognized migration paths for birds. It is obvious to me and I'm sure to you as well that this facility would not just damage but outright destroy these paths due to not just the scope of the structures themselves and the disturbances they would cause, but also the massive water usage these data centers have. An average data center uses on average 1 million gallons per day. You want to construct two hyper centers that would likely total closer to 4 million gallons per day. Pair this with the usage from a power plant that manages to double the production of the rest of the state and you have a recipe for a water catastrophe that we have been desperately trying to avoid. Not 40 miles away, in the town of Mantua, water is having to be pumped from Brigham city to them because their wells are running dry and you think this watershed can handle something of this scope? The fact that you have avoided allowing public comment and chosen to not have a water study or environmental effect study tells me that you are very well aware of the damage this would cause not just in a localized region but across the entirety of northern Utah and beyond. The lake effect from the Great salt lake is responsible for supporting the agriculture of the majority of Utah and even some of its neighboring states, with your blatantly predatory project it will lead to billions of dollars in losses and the destruction of tens of thousands of people's lives. I can confidently state for the vast majority of the citizens of northern Utah that your project is not welcome here. Take your data centers and your shady closed door deals and leave them somewhere else because we will not tolerate it and we will not allow you to follow through in this blatantly corrupt and greedy scheme to profit while the average citizen suffers. Let one of the other states that supposedly or jostling to have this ticking time-bomb have it instead, the people of Utah will be happy to have it off their hands.

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Wed, 29 Apr 2026 09:01:00 -0700
Subject: Google Alert - Project Gigawatt

Google Alerts

Project Gigawatt

Daily updated - April 29, 2026

NEWS

Kevin O'Leary's company is planning a 9-gigawatt AI data center campus in Utah - Quartz
Quartz
The off-grid project would span about 40000 acres in Box Elder County, powered by a nearby natural gas pipeline.



  [Flag as inappropriate](#)

Meta Turns to Space-Based Solar Energy to Power AI Data Centers on Earth - Decrypt
Decrypt

Meta said it has backed more than 30 gigawatts of new energy across 26 states, including wind, solar, nuclear, and geothermal projects. Space-based ...

  [Flag as inappropriate](#)

\$10B Meta Indiana data center campus to create 4,000 construction jobs

ConstructConnect Canada

... gigawatt data center campus designed to help power the next generation. ... The project, which broke ground in February, represents one of Meta's ...

  [Flag as inappropriate](#)

Google Breaks Ground on India AI Hub, Launching a National Industrial Ecosystem

...

Google Cloud Press Corner

Developed in strategic partnership with AdaniConneX and Nixra by Airtel, this project establishes a gigawatt-scale AI ecosystem to power Viksit Bharat ...

  [Flag as inappropriate](#)

A Trump-branded nuclear power project thrilled investors. Then came the crash.

The Washington Post

... gigawatt, fully off the power grid project is quite a gamble." Fermi has said it plans to ultimately generate 17 gigawatts — roughly the amount of ...

  [Flag as inappropriate](#)

Compass pulls out of PW Digital Gateway project, residents sue to get out of contracts with QTS

Data Center Dynamics

Data center firm Compass has dropped out of the gigawatt-scale PW Digital Gateway project in Virginia following a recent ruling blocking the ...

  [Flag as inappropriate](#)

Vestas boss urges rethink to build 'one gigawatt at a time' | Enlit World

Enlit World

Henrik Andersen used the stage at the WindEurope annual conference in Madrid to voice his frustration at the increasing number of projects that are ...

  [Flag as inappropriate](#)

Japan plans to build world's largest wind farm. Can it power on by 2035? | Young Post Club

scmp.com

The wind turbines **project** aims to supply power to the Izu Islands and Tokyo, with an eventual capacity of 1 **gigawatt**.



[Original article](#)

Transatlantic Investment Group Announces €50 Billion AI Data Center and Innovation

...

Business Wire

... **gigawatt**-scale, AI-optimized facility to serve that requirement. Dalekovod **Projekt** is leading transmission design for the **project**. Ravel ...



[Original article](#)

Fuel Cells Will Power 2.4 GW Oracle Campus - Data Center Richness

Data Center Richness - Substack

The original power plan for **Project** Jupiter called for 2.8 **gigawatts** of electricity generated by natural gas combustion turbines, a common ...



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To: kristin@commfluent.com, sturner@midaut.org, cframpton@midaut.org
From: [REDACTED]
Cc: cbennett@boxeldercountyut.gov, contact@midaut.org
Date: Wed, 29 Apr 2026 09:26:06 -0700
Subject: Stratos Project: Turnkey Workforce Housing Strategy to Mitigate Community Impact
Attachments: The Outpost by TradeStay (1).pdf

Dear Kristin and the MIDA Team,

As the Military Installation Development Authority (MIDA) continues to navigate the development and community engagement for the Stratos Project in Box Elder County, I am reaching out to offer a solution to one of the most pressing concerns raised by the Commission and local residents: the responsible housing of the 4,000+ person construction workforce.

TradeStay Outpost provides a deployable, high-quality managed housing ecosystem designed to de-risk remote, hyperscale projects like Stratos while protecting the local community's resources.

How TradeStay Outpost Supports the MIDA/Stratos Vision:

Protecting Local Infrastructure: By housing the workforce on-site or in dedicated Outposts, we eliminate the impact on local rental inventory and significantly reduce traffic volume on rural county roads. This directly addresses the "resource drain" concerns voiced at recent public meetings.

A "Good Neighbor" Strategy: We operate and manage the housing ourselves. Our "Outposts" are closed, secure environments with professional on-site oversight and strict codes of conduct, ensuring the workforce is a quiet, respectful presence in the county.

Zero Permanent Footprint: Our "Leave No Trace" guarantee ensures that once the construction phase ramps down, the units are removed, and the land is returned to its original state. This is a critical talking point for ensuring the project's long-term sustainability in Utah.

Worker Wellbeing & Safety: We offer private, dignified suites with full kitchens and climate control. High-quality housing is the #1 factor in attracting the specialized electrical and mechanical talent Stratos requires for its 3 GW–9 GW buildout.

We would welcome the opportunity to provide further details that could be shared at the upcoming May 4th public hearing to help reassure local stakeholders.

Thank You!



LinkedIn

TradeStay – Raising the Standard for Workforce Housing
www.tradestay.us

Embedded Attachments

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

The Outpost by TradeStay (1).pdf

To: aburr@midaut.org, mnebeker@midaut.org
From: [REDACTED]
Date: Wed, 29 Apr 2026 09:28:49 -0700
Subject: Fwd: Stratos Project: Turnkey Workforce Housing Strategy to Mitigate Community Impact
Attachments: The Outpost by TradeStay (1).pdf

Dear Kristin and the MIDA Team,

As the Military Installation Development Authority (MIDA) continues to navigate the development and community engagement for the Stratos Project in Box Elder County, I am reaching out to offer a solution to one of the most pressing concerns raised by the Commission and local residents: the responsible housing of the 4,000+ person construction workforce.

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Thank You!



LinkedIn

TradeStay -- Raising the Standard for Workforce Housing
www.tradestay.us

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Apr 29, 2026 at 9:26 AM
Subject: Stratos Project: Turnkey Workforce Housing Strategy to Mitigate Community Impact
To: <kristin@confluent.com>, <stumeni@midaut.org>, <cfarrington@midaut.org>
Cc: <cbennett@boxeldercountyut.gov>, <contact@midaut.org>

Dear Kristin and the MIDA Team,

As the Military Installation Development Authority (MIDA) continues to navigate the development and community engagement for the Stratos Project in Box Elder County, I am reaching out to offer a solution to one of the most pressing concerns raised by the Commission and local residents: the responsible housing of the 4,000+ person construction workforce.

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Thank You!



LinkedIn

TradeStay – Raising the Standard for Workforce Housing
www.tradestay.us

Embedded Attachments

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

The Outpost by TradeStay (1).pdf

To: hvenable@midau.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Wed, 29 Apr 2026 09:52:18 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update: Apr 29, 2026

NEWS

Scientists share concerns over proposed mega data center in Box Elder County - KSL TV

KSL TV

When asked about Davies' concerns, a MIDA spokesperson told KSL through email, "For Phase 1, they expect to use about 24 acre feet for the data centers ..."



Flag as inappropriate

Box Elder County delays vote on hyperscale data center amid local concerns, state pressure

The Herald Journal

... MIDA data center project. Aubrey Holdaway/The Leader. data center crowd. Monday's county commission meeting drew a full crowd of Northern Utah ...



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Mr. Wonderful's AI data center in Utah could consume 2x more power than the whole state

TechSpot

What we know so far: The Military Installation Development Authority (MIDA) in Utah has provisionally approved a new hyperscale AI data center ...



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To: "pmorris@midaut.org" <pmorris@midaut.org>
From: [REDACTED]
Date: Thu, 30 Apr 2026 02:07:08 +0000
Subject: Stratos – early deployment and approvals

Paul,

Paula Eldredge suggested I reach out.

I am based in Utah and have been following the Stratos project closely, including the recent county discussions.

It sounds like the team is addressing the right threshold issues: onsite power, limited grid impact, and reduced water use. Where I may be helpful is in the next step - translating that into phased execution and getting AI compute online quickly.

I serve as Co-Chair of the Data Center & Energy Storage Committee at NAATBatt, the international battery industry association. I previously co-founded and led American Battery Factory, where we launched a \$1.2B U.S. gigafactory and worked directly with local governments, including Tucson and Pima County, through site selection, incentives, and public review.

Today, I lead Charles & Associates and am developing Full Stack Data Centers™, focused on delivering operational AI compute capacity, not just infrastructure.

We structure deployments in repeatable ~50 MW rapid construction building modules aligned with phased onsite power buildout, enabling earlier and more frequent delivery of AI compute capacity rather than waiting for large-scale capacity to come online. This allows initial compute to be operational in ~8–12 months from shovel-ready.

Our delivery partners have recently built over 3 million square feet of data center capacity, and we are partnered with the leading compute and infrastructure providers to support early deployment phases where speed directly impacts tenant commitments. We are also partnered across the ecosystem, including offtake demand and capital partners, enabling fully integrated, turnkey early-phase deployments.

Additionally, we work with developers across the US to engage local stakeholders, utilities, and elected officials, helping reduce friction, support approvals, and bring projects online safely and quickly.

I know a lot of the focus right now is on approvals. If helpful, I can quickly outline a clear first-phase deployment (100–500 MW) and a simple way to walk stakeholders through what actually gets built and when - in my experience, that helps reduce concern and keeps projects moving.

If helpful, I would welcome a short discussion on how you are structuring early phases and where accelerating time-to-compute is most critical.

I am available Thursday at 10:00 AM MDT or 12:30 PM MDT, or Friday at 10:00 AM MDT.

Thank you,

Paul

[REDACTED]
Principal
Charles and Associates, LLC
Tel [REDACTED]
[REDACTED] USA
[REDACTED]


CHARLES
& ASSOCIATES

 **FULL STACK**
DATA CTRNS

To: mthomas@le.ut.gov
From: Hilary Venable <hvenable@midaut.org>
Cc: Paul Morris <pmorris@midaut.org>
Date: Wed, 29 Apr 2026 20:09:18 -0600
Subject: Stratos Fact Sheet
Attachments: MIDA STRATOS ONE SHEET-V2.pdf

Mr. Thomas,

My name is Hilary Venable, and I work with Paul Morris at MIDA on the proposed Stratos Project. Attached is a project fact sheet for your reference.



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

Embedded Attachments

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

MIDA STRATOS ONE SHEET-V2.pdf

To: contact@midaut.org
From: [REDACTED] <[REDACTED]>
Date: Wed, 29 Apr 2026 21:26:38 -0600
Subject: O' Leary Digital Stratos Job Enquiry Lt Col [REDACTED]

Hello! I am looking for information on how to get involved with MIDA to connect to jobs, specifically the O'Leary Digital Stratos effort (but I am interested in any opportunities). I am currently in the Air Force preparing to retire and transition to the civilian sector.

Any information you have would be greatly appreciated. I know you're busy thanks again.

Respectfully,

[REDACTED]
Phone: [REDACTED]
Alternate cell: [REDACTED]
Email: [REDACTED]

To: Morgan Nebeker <mnebeker@midaut.org>
From: Derek Branchley <dbranchley@midaut.org>
Date: Thu, 30 Apr 2026 08:21:00 -0600
Subject: GRAMA Process for Stratos

Hi Morgan,

Here is the process for the Stratos Project Area GRAMA requests we're receiving:

1. Derek B: Publish the Stratos Project Area Plan on the MIDA website.

2. Morgan: If the GRAMA request is for published documents available on the MIDA website, provide the requester with a link to those documents and mark the request as complete. If the request is for documents that aren't published on the website, log the request (including the date received) and sets up a Dropbox folder. [Here](#) is a link to the spreadsheet.

3. Mitch: Reviews the request, assesses whether there are special issues requiring a legal determination or response, and notifies staff of what additional records are needed and the deadline for providing them.

4. Staff: Drops the records into the folder.

5. Mitch: Reviews and removes records under NDAs, protected/private records, and drafts, then sends the final response. Morgan can assist Mitch if needed.

6. Morgan: Marks the request as complete.

Let me know if you have any questions!

--



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
midaut.org

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Thu, 30 Apr 2026 09:03:34 -0700
Subject: Google Alert - Military Installation Development Authority

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Military Installation Development Authority

Share updates April 30, 2026

NEWS

Utah data center: Who owns the land Kevin O'Leary wants for hyperscale campus?

The Salt Lake Tribune

(Rick Egan | The Salt Lake Tribune) Hansel Valley Road on Tuesday, April 28, 2026. The area is home to some 40,000 acres being pursued for a massive ...

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Shark Tank's Mr. Wonderful Is Planning One of America's Biggest Data Centers - WSJ

WSJ

Kevin O'Leary said he and his local partners in Utah are looking for county approval to build a 40000-acre project in a competition with the ...

  [Flag as inappropriate](#)

Amid public outcry over Box Elder 'hyperscale' data center, GOP candidates stay silent

The Salt Lake Tribune

Many in Northern Utah are already wary of a state government that seems to ignore the will and voice of the people," Democrat Peter Crosby, ...

  [Flag as inappropriate](#)

Video: Massive AI data center delayed by Box Elder County leaders amid concerns - KSL TV

KSL TV

A massive data center project was proposed for Box Elder County, sought by Canadian entrepreneur Kevin O'Leary and Alpine-based West GenCo in ...



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What is a hyperscale data center, and what does it mean for Utah? | News |

hnews.com

The Herald Journal

As Box Elder County faces the possibility of a hyperscale data center — dubbed "The Stratos Project" — being proposed near Hansel Valley, ...

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Thu, 30 Apr 2026 09:19:28 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Firstly updated: April 30, 2026

NEWS

Utah data center: Who owns the land Kevin O'Leary wants for hyperscale campus?

The Salt Lake Tribune

(Rick Egan | The Salt Lake Tribune) Hansel Valley Road on Tuesday, April 28, 2026. The area is home to some 40,000 acres being pursued for a massive ...

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Amid public outcry over Box Elder 'hyperscale' data center, GOP candidates stay silent

The Salt Lake Tribune

Many in Northern Utah are already wary of a state government that seems to ignore the will and voice of the people," Democrat Peter Crosby, ...

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Media advisory - Meeting with the Coalition of Mayors on Housing, 30 April 2026 - Consilium

consilium.europa.eu

Indicative programme. All times are approximate and subject to change. 14:20. Arrivals Family photo (photo opportunity in the Europa Forum).

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Remarks by President António Costa at the press conference following the meeting with the ...

consilium.europa.eu - European Union

European Council President António Costa addressed the press following his meeting with the coalition of Mayors on housing, in Brussels on 30 ...

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To: "contact@midaut.org" <contact@midaut.org>
From: [REDACTED]
Date: Thu, 30 Apr 2026 19:48:17 +0000
Subject: A better option for the Stratos Project

Dear MIDA,

I just saw an interview on Fox regarding the Hyper Database project you are planning here in Utah. I'd like to bring W2E to your attention—a company that can use any type of carbon base such as coal, tires, bio-waste or plastics with their proprietary technology to deliver clean power at a lower cost and higher efficiency than traditional systems. It has the ability to be commercially ready, scalable, and positioned to disrupt both the waste-management and renewable-energy sectors.

I believe W2E can reduce your capital expenditure by a large margin, speed up the time to operation, and produce higher margins than your current plan. It also produces high volumes of water. It does not consume water which is a current sticking point with your current plan. It has a closed loop in the production of energy and does not require expensive gen sets and does not emit anything into the atmosphere. I hope your team has an open mind to take a meeting or a brief introduction to what this technology is all about.

If you're open to a brief introduction, I can provide performance data and a concise overview of the business model.

Thank you for your time.

Regards,

[REDACTED]



[REDACTED]
General Partner

[REDACTED]
cell: [REDACTED]
email: [REDACTED]

To: [REDACTED]
From: Hilary Venable <hvenable@midaut.org>
Cc: Ariana Farber <afarber@midaut.org>, Nicole Cottle <ncottle@midaut.org>
Date: Thu, 30 Apr 2026 17:00:00 -0600
Subject: Fwd: Box Elder Data Center

Spencer and Ashley,

Thank you for making the Connection. My name is Hilary Venable. I work with both Ariana and Nicole, specifically on the Stratos Project.

Ashley, please give me a call at your convenience. Looking forward to touching base.

Hilary
[REDACTED]

----- Forwarded message -----

From: **Spencer Layton** [REDACTED]
Date: Thu, Apr 30, 2026 at 2:16 PM
Subject: Box Elder Data Center
To: Ariana Farber <afarber@midaut.org>, [REDACTED]
Cc: <ncottle@midaut.org>

Hi Ariana,

Hope everything is going well with you. I wanted to connect you with [REDACTED] at Enbridge Gas. Ashley handles all of the economic development efforts for Enbridge. She reached out to us to ask whether we were involved in the Data Center expansion in Box Elder County. I told them that your administration has been running point on that project.

Not sure if you're the one actually helping with the expansion, but if you could help Ashley get connected with the right person at MIDA, that would be great.

Ashley, feel free to jump in and clarify any aspects that I may have missed.

Best,

--

 **Spencer Layton**
Business Development Manager
[REDACTED]
[REDACTED]

--

 **Ariana Farber**
Deputy Director
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Fri, 01 May 2026 09:03:12 -0700
Subject: Google Alert - Military Installation Development Authority

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Military Installation Development Authority

Every update May 1, 2026

NEWS

What we know about MIDA and its link to the Box Elder 'hyperscale' data center

The Salt Lake Tribune

Utah's **Military Installation Development Authority** – MIDA, for short – is an unusual government entity, one that has an ostensible mission of ...

  [Flag as inappropriate](#)

Cox backs Box Elder County data center proposal, in part, due to national security factors - KSL News

KSL News

... **Installation Development Authority, or MIDA** . The authority is a state entity that promotes economic development and **military** initiatives.

  [Flag as inappropriate](#)

Cox: 'We have an obligation' to support data center development - KPCW

KPCW

His comments come amid controversy over plans for hyperscale data centers in Box Elder County. The **Military Installation Development Authority** ...

  [Flag as inappropriate](#)

Mr. Wonderful's Utah Data Center draws not-so-wonderful reaction from residents - KJZZ

KJZZ

Developers said the center would be powered by natural gas delivered directly to the site. The **Military Installation Development Authority (MIDA)** ...

  [Flag as inappropriate](#)

Utah has an 'obligation' to allow the building of massive data centers, Gov. Cox says

The Salt Lake Tribune

It has already received initial approval from the state's **Military Installation Development Authority (MIDA)**, which agreed to significantly limit ...

  [Flag as inappropriate](#)

Editor's Note: Opposition to Data Centers Puts Regulators on Notice - RTO Insider

RTO Insider

In heavily Republican Utah, leaders of the state's **Military Installation Development Authority** have proposed a package of incentives for the massive ...

  [Flag as inappropriate](#)

Unraveling the patchwork of landownership behind Utah's massive data center project

The Salt Lake Tribune

... board overseeing Utah's **Military Installation Development Authority, or MIDA**, says that private landowners across those sparsely populated and ...

  [Flag as inappropriate](#)

Utahns send state a deluge of concerns about Box Elder data center's impact on the Great Salt Lake

The Salt Lake Tribune

... **Military Installation Development Authority** is pushing a water-intensive project right on the lake's

shore. "The environmental impacts on the area ...



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To: jkoford@le.utah.gov
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 1 May 2026 12:32:03 -0600
Subject: Stratos Project Info Sheet
Attachments: MIDA STRATOS ONE SHEET-V2[1].pdf

Ms Koford,
Please see attached the information sheet regarding the proposed Stratos Project.

Let me know if you have questions.

Hilary



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

Embedded Attachments

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

MIDA STRATOS ONE SHEET-V2[1].pdf

To: <afarber@midaut.org>
From: Lincoln Hill Partners <malzee@lincolnhill.com>
Date: Fri, 1 May 2026 22:05:10 +0000
Subject: Lincoln Hill Partners - Utah Legislative Update



LINCOLN HILL PARTNERS

Utah Legislative Update | May 1, 2026



Welcome Back & Happy Friday, Lincoln Hill Readers! ☐☐

This week, we're covering the results from last weekend's state nominating conventions, five years of Utah child care reform, a major AI infrastructure project coming to Box Elder County, the growing tension between Utah's GOP leadership and the state Supreme Court, plus more!

We hope you enjoy the read and have a great weekend! ✨☐

UTAH NEWS HIGHLIGHTS & ANNOUNCEMENTS



Tusks Up, Utah!

Don't forget to tune in tonight for a must-win Game 6 at the Delta Center! The Utah Mammoth hosts the Vegas Golden Knights at 8:00 PM — a win tonight sends us to the decisive Game 7. Let's go

Mammoth!

2026 Utah State Nominating Conventions – Weekend Recap

CD 1

- Riley Owen — 71.2% Convention Winner (also *qualified via signatures*)
- Dave Robinson — 27.3%
- Stone Fonua — 1.5%

CD 1 – Democratic State Convention (Ranked Choice)

- Liban Mohamed — 51.18% Convention Winner
- Ben McAdams — 49.5% (*qualified via signatures*)
- Nate Blouin — Eliminated Round 4 (*qualified via signatures*)
- Michael Farrell — Eliminated Round 3 (*qualified via signatures*)
- Luis Villarreal — Eliminated Round 2
- Eva Lopez Chavez — Eliminated Round 1

CD 2

- Karianae Lisonbee — 61.5% Convention Winner
- Blake Moore — 33.7% (*qualified via signatures*)
- Colton Hatch — 4.8%

CD 3 – Ranked Choice Final Round

- Celeste Malay — 50.95% Convention Winner (*also qualified via signatures*)
- Phil Lyman — 49.04%

CD 4

- Mike Kennedy — 78.7% Convention Winner
- Scott Hatfield — 11%
- Seth Stewart — 5.2%
- Isaiah Hardman — 3.8%
- Tyrone Jensen — 1.4%

Utah Legislature Marks Five Years of Child Care Reform

Over the past five legislative sessions, the Utah Legislature has passed a series of bills aimed at addressing the state's growing child care affordability and availability crisis. The effort has targeted the issue from multiple angles, expanding tax credits for families and employers, reducing regulatory burdens on providers, and investing in the child care workforce. Currently, licensed providers meet only about 36% of statewide demand, an estimated 77% of Utahns live in areas without adequate licensed care, and center-based infant care averages \$14,160 per year.

The 2026 session added two notable pieces of legislation. HB 190, carried by Rep. Jason Thompson (R), tripled the state tax credit for small businesses providing employee child care from 10% to 30%, and extended the credit to off-site facilities. When combined with the existing federal credit, small businesses can now receive up to 80% of qualified child care costs back in combined credits. HB 372, carried by Rep. Tracy Miller (R), eliminated the requirement for child care providers to operate a restaurant-grade kitchen, a costly barrier that had discouraged providers from opening or expanding. The five-year effort reflects a market-oriented approach, focused on lowering barriers for providers, engaging employers as financial partners, and updating the tax code to reflect the real costs Utah families carry.

To read the press release & learn more about historical legislation, click [here](#).

Utah Poised to Become National Leader in AI Infrastructure with Hyperscale Data Center Project

Utah is making a major move in the national artificial intelligence race with a proposed hyperscale data center campus in rural Box Elder County. The project, known as Stratos, is being developed by O'Leary Digital, led by "Shark Tank" investor Kevin O'Leary, across approximately 40,000 acres in western Box Elder County. Utah's Military Installation Development Authority (MIDA) recently approved a development agreement for the project, which could eventually consume up to 9 gigawatts of power and is designed to attract major cloud operators like Amazon, Microsoft, and Google. The project is projected to generate \$250 million annually in state sales tax revenue, over \$100 million per year for Box Elder County at full capacity, and 2,000 permanent jobs following construction.

Governor Spencer Cox expressed strong support for the project at his monthly news conference, saying Utah has an obligation to lead in data center development. To make the project competitive on a national scale, MIDA approved a reduced energy-use tax rate and a property-tax rebate structure designed to attract major hyperscale tenants to the state. Some Box Elder County residents have raised questions about the timeline and environmental impact, and the county commission has delayed its final vote to allow for further input.

To watch the full press conference segment, [click here](#).

Governor Cox Defends GOP Push to Remove Two Utah Supreme Court Justices

This week, Utah GOP Chair Rob Axson announced the party will be launching a messaging campaign urging voters to vote "no" on retaining Justice Diana Hagen and Justice Jill Pohlman in November. Governor Spencer Cox defended the Utah Republican Party's campaign to remove two state Supreme Court justices during their November retention elections, calling it a legitimate check on the judicial branch. Although both of them were appointed by Cox, he acknowledged the tension and maintained that voters have a right to hold judges accountable through this process. Ultimately, the Utah State Bar pushed back against the effort, stating that judges should not be making rulings with political retaliation in mind.

To read the entire article, [click here](#).

12 Nominees Announced for Two New Utah Supreme Court Seats

The Appellate Judicial Nominating Commission has released a list of 12 nominees for Governor Spencer Cox to consider when filling the two new seats on the Utah Supreme Court, created earlier this year when the Legislature expanded the court from five to seven justices. Notably, all 12 nominees are men, which would shift the court's current gender balance from majority female to majority male. The public comment period is open through noon on May 10th, after which Governor Cox will have 30 days to make his selections, subject to confirmation by the Utah Senate.

The nominees are:

- Christopher Ballard — General Counsel and Chief of Staff, Utah County Attorney's Office (*officially confirmed nominee*)
- Christopher Bates — Shareholder, Kirton McConkie (*officially confirmed nominee*)
- Matthew Bates — 3rd District Court Judge (*officially confirmed nominee*)
- Matthew Bell — 5th District Court Judge (*officially confirmed nominee*)
- Samuel Chiara — 8th District Court Judge
- Stephen Dent — Assistant U.S. Attorney, U.S. Attorney's Office
- William Hains — Deputy Division Director of Criminal Appeals, Utah Attorney General's Office
- Jay Jorgensen — Senior Counsel, The Church of Jesus Christ of Latter-day Saints
- Derek Pullan — 4th District Court Judge
- Stanford Purser — Solicitor General, Utah Attorney General's Office
- E. Blaine Rawson — 2nd District Court Judge
- Ryan Tenney — Utah Court of Appeals Judge

To read the entire article, click [here](#).

Gov. Cox Expected to Issue Statewide Drought Emergency Declaration

On Thursday, Governor Spencer Cox announced that a statewide drought emergency declaration is coming "fairly soon," with the Utah Drought Response Committee set to meet next week to finalize the details and timing. The announcement comes as 100% of Utah is currently in drought, with over 90% in severe drought or worse, a significantly worse situation than this time last year. The crisis is largely driven by Utah's lowest snowpack on record, with record-warm winter temperatures preventing precipitation from accumulating in the mountains. Seventeen of Utah's largest reservoirs have already slipped to 60% capacity or less heading into peak water consumption season, and the Great Salt Lake is not recovering at the pace officials had hoped. In the announcement, Cox urged all Utahns, from households, farmers, businesses, and government entities, to conserve water, and has already required all local, county, and state government facilities to reduce irrigation and indoor water use by at least 10%. The state has also set aside funds in anticipation of an above-normal wildfire season.

To read the entire article, click [here](#).

Utah Supreme Court to Hear Challenges to New Three-Judge Panel Law

The Utah Supreme Court has agreed to hear arguments in three separate cases challenging the Legislature's new three-judge "constitutional court" law, passed during the 2026 session. The law allows the state to transfer any civil challenges against it to a newly created three-judge panel, and four high-profile cases were notified that they would be reassigned. Three of those cases, the redistricting plaintiffs, Planned Parenthood of Utah, and a group of young people suing over fossil fuel permits, filed petitions with the Supreme Court arguing the law is unconstitutional, claiming the Utah Constitution allows only a single-judge district court to hear such cases. Oral arguments for all three cases are scheduled for September 9, 2026.

To read the entire article, click [here](#).

Lincoln Hill Partners Mailing Address:

48 E 300 N Salt Lake City, Utah 84103

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LHP 68 E 300 N • Salt Lake City, UT 84103-4842 • USA

To: Krstin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Fri, 1 May 2026 19:29:41 -0600
Subject: Re: Protest- Change Application a54385, water right 13-414

Studies will be required as part of the master development plan review.

On Fri, May 1, 2026 at 7:22 PM Krstin Kenney Williams <kristin@commfluent.com> wrote:

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>, Kristin Kenney Williams <kristin@commfluent.com>, Adam Long [REDACTED], Claire Gillmor [REDACTED]
From: Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Sat, 2 May 2026 00:06:39 -0600
Subject: Monday Meeting Schedule & Maps
Attachments: Box Elder County 05042026 Map Media.pdf; Box Elder County Special Commission Meeting Schedule.pdf

Hi Everyone,

Attached is a basic schedule for Monday, I am anticipating everyone will arrive by 3pm at the latest.

Please have your group pull in and park in the area marked for Staff/Press, and enter into the Fine Arts Building from the South end. You will see a small door just to the right of the main entrance on that side of the building. This will bring you directly into the secure holding room, I will be there to let you in.

I will provide a run down of the meeting plan/order of speaker, and a security briefing for everyone at or just after 3:00pm. You will have seats reserved in the front, and you'll be seated around 3:50pm.

Please review the schedule and let me know if you have any questions.

Thank you.

Anne H



Embedded Attachments

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

Box Elder County 05042026 Map Media.pdf

Box Elder County Special Commission Meeting Schedule.pdf

To: Anne Hansen <ahansen@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: Kristin Kenney Williams <kristin@commfluent.com>, Adam Long <[REDACTED]>, Claire Gillmor <[REDACTED]>
Date: Sat, 2 May 2026 00:16:53 -0600
Subject: Re: Monday Meeting Schedule & Maps

Thank you Anne. This is great. Extremely grateful for your coordination.

Hilary

On Sat, May 2, 2026 at 12:07 AM Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

Hi Everyone,

Attached is a basic schedule for Monday, I am anticipating everyone will arrive by 3pm at the latest.

Please have your group pull in and park in the area marked for Staff/Press, and enter into the Fine Arts Building from the South end. You will see a small door just to the right of the main entrance on that side of the building. This will bring you directly into the secure holding room, I will be there to let you in.

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Thank you.

Anne H

--



To: hvenable@mida.us.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sat, 02 May 2026 09:50:41 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Early update May 2, 2026

NEWS

What is a hyperscale data center, and what does it mean for Utah? - The Herald Journal

The Herald Journal

... MIDA data center project. Aubrey Holdaway/The Leader&. Aubrey Holdaway staff writer. 16 mins ago. As Box Elder County faces the possibility of a ...



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To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Sat, 02 May 2026 18:14:56 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello,

I am very concerned that the Stratos Data Center project you approved has not had a sufficient level of due diligence performed by you given the many environmental risks associated with this project.

A project of this magnitude must be carefully considered and properly negotiated. MIDA and Box Elder County need to make sure it has its own legal, financial and technical experts to advise it on such a project as it undertakes what should be a heavily negotiated effort to decide if this is in MIDA's, Utah's and the county's best interests.

MIDA and the county should never be put into a position to have to "approve" something so massive without it being properly negotiated and all terms considered. Governor Cox may be putting political pressure on you and this is wrong. You need to make sure you have the advisors you need - the best legal, financial and technical experts to advise you. Ask Stratos to fund a diligence effort and pay for your independent experts as needed. See how serious Stratos is about letting you do necessary diligence and put together a deal that will provide the necessary protections and benefits to our state. Do not succumb to political pressure.

There are many issues that should be considered and addressed before any approval would even be considered. Air quality impact from the massive electrical generation via natural gas must be understood and remediated by Stratos. Water impacts must be thoroughly understood and any negative impact on the GSL water flow must be remediated by Stratos. Heat generation from such a massive data center must be understood and addressed so the effect is neutral to our already overheated state. There are significant risks and Stratos must be held accountable on the front end so that if they declare bankruptcy, funds remain for MIDA, the state and county to remediate any damage caused which could be significant.

There is so much more to be considered but these are some of my initial thoughts and concerns. Best wishes and do not go this alone. Ensure you have the experts you need to advise you and help you get to the right solution. It is never too late to correct a bad decision.

[REDACTED]

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Does this submission look like spam? [Report it here](#).

To: "contact@midaut.org" <contact@midaut.org>, "paultmorrison" <paultmorrison@utah.gov>, "lhome@utah.gov" <lhome@utah.gov>, "emilywilson@utah.gov" <emilywilson@utah.gov>

From:

Date: Sat, 2 May 2026 18:17:15 +0000

Subject: Opposition to MIDA approval of the Stratos data center

To the MIDA Board, Director Morris, and Governor Cox & his assistant

I'm writing as a Utah resident to formally register my opposition to MIDA's approval of the Stratos / Wonder Valley data center project in Box Elder County.

MIDA exists to support military installations. It was not created to fast-track a private 40,000-acre, 9 gigawatt natural gas data center campus for a Canadian celebrity investor by attaching it to a 1,200-acre sliver of the Utah Test and Training Range. Using military land as the legal hook to bypass normal zoning, normal tax rates, and normal environmental review is exactly the kind of misuse of authority that makes voters lose trust in state government.

The substance:

- 9 GW of natural gas generation will roughly double Utah's current statewide electricity load and emit more pollution than the entire rest of the state combined. The Wasatch Front already fails federal air quality standards on a regular basis. Adding the largest single emissions source in Utah, upwind of the Great Salt Lake and the most populated valleys in the state, is indefensible.
- "Closed-loop" cooling still consumes significant water at startup and as makeup. The Great Salt Lake is shrinking, residents are being asked to rip out lawns, and farmers are being asked to take cuts. Approving the largest industrial water user in state history during a multi-decade drought is the wrong message and the wrong policy.
- Cutting the energy use tax from 6% to 0.5% and rebating 80% of property tax back to the developer is not economic development. It's a transfer from the public to a private operator, paid for in air, water, and grid risk that the rest of us absorb.
- The "race with China" argument doesn't justify skipping your own process. If this project is genuinely critical infrastructure, it can withstand a real environmental review, a real public process, and a normal tax structure.

I'm asking the board to rescind its resolutions and to require, at minimum, full air and water impact studies, a real public comment period, and standard taxation before any further state action. I'm asking the Governor to stop publicly pressuring Box Elder County to rubber-stamp something they were given days to read.

Thank you for your time.

Concerned Lifelong Utah Residents

To: "Nicole Cottle" <ncottle@midaut.org>, "Kristin Kenney Williams" <kristin@commfluent.com>
From: "Paul Morris" <pmorris@midaut.org>
Date: Sat, 02 May 2026 18:20:00 +0000
Subject: Fw: Opposition to MIDA approval of the Stratos data center

FYI



Paul Morris
Executive Director & General Counsel
Military Installation Development Authority (MIDA)
pmorris@midaut.org

----- Forwarded Message -----

From: [REDACTED]
To: "contact@midaut.org" <contact@midaut.org>; "paulmorris@midaut.org" <paulmorris@midaut.org>; "lhome@utah.gov" <lhome@utah.gov>; "emilywilson@utah.gov" <emilywilson@utah.gov>
Date 5/2/2026 12:17:15 PM
Subject Opposition to MIDA approval of the Stratos data center

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Thank you for your time.

[REDACTED]
Concerned Lifelong Utah Residents

To: clbrenchley@midaut.org
From: noreply@ut.accessgov.com
Date: Sun, 3 May 2026 15:35:34 +0000
Subject: Reminder - Entity has a Records Request to review
Attachments: Application[2].pdf

Military Installation Development Authority,

REMINDER - Your agency has a record request to review for [REDACTED] for a record(s) related to subject/title: Stratos project
Records Officer assigned: This is 5 business day reminder because the request does not have any updates since it was created.
Follow the Request URL below the Request Details to access the record.

Request Details:

I would like to request any public records or emails related to the Stratos project that have occurred since January 1, 2026, particularly any communications to the Box Elder County commission members (Boyd Bingham, Lee Perry, Tyler Vincent) relevant to the 4/22 commission meeting.

Request URL: ***Please make sure to click LOG IN in order to access this request*** [REDACTED]

Please do not respond to this email. For questions, email the Portal Administrator at upnw@utah.gov
openrecords.utah.gov

Embedded Attachments

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

Application[2].pdf

To: Daniel Schoenfeld <dschoenfeld@utah.gov>
From: Hilary Venable <hvenable@midaut.org>
Date: Sun, 3 May 2026 14:14:53 -0600
Subject: Fwd: Monday Meeting Schedule & Maps

Where to park and enter for tomorrow.

Hilary

----- Forwarded message -----

From: **Hilary Venable** <hvenable@midaut.org>
Date: Sat, May 2, 2026 at 12:16 AM
Subject: Re: Monday Meeting Schedule & Maps
To: Anne Hansen <ahansen@boxeldercountyut.gov>
CC: Kristin Kenney Williams <kristin@commfluent.com>, Adam Long <along@shutah.law>, Claire Gillmor <cgillmor@shutah.law>

Thank you Anne. This is great. Extremely grateful for your coordination.

Hilary

On Sat, May 2, 2026 at 12:07 AM Anne Hansen <ahansen@boxeldercountyut.gov> wrote:

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Please review the schedule and let me know if you have any questions.

Thank you.

Anne H



To: Hilary Venable <hvenable@midaut.org>
From: Daniel Schoenfeld <dschoenfeld@utah.gov>
Date: Sun, 3 May 2026 14:15:53 -0600
Subject: Re: Monday Meeting Schedule & Maps

Thanks Hilary

Dan Schoenfeld
Utah National Guard
Deputy Director for State Operations

[REDACTED]
[REDACTED]
[REDACTED]
dschoenfeld@utah.gov

guard.utah.gov

On Sun, May 3, 2026 at 2:15 PM Hilary Venable <hvenable@midaut.org> wrote:
Where to park and enter for tomorrow.

Hilary

----- Forwarded message -----

From: **Hilary Venable** <hvenable@midaut.org>
Date: Sat, May 2, 2026 at 12:16 AM
Subject: Re: Monday Meeting Schedule & Maps
To: Anne Hansen <ahansen@boxeldercountyut.gov>
CC: Kristin Kenney Williams <kristin@commfluent.com>, Adam Long <[REDACTED]>, Claire Gillmor <[REDACTED]>

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Hilary

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Thank you.

Anne H

--
 ANNE K. HANSEN
CHIEF C. & D. DEPUTY ATTORNEY
BOX ELDER COUNTY
ATTORNEY'S OFFICE
51 NORTH MAIN STREET, SUITE 102
BIDGAM CITY, UTAH 84302
AHANSEN@BOXELDERCOUNTY.UT.GOV
P. (435) 734-3329

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Mon, 04 May 2026 03:02:00 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [AJJJJJ](#)

Name: [REDACTED]

Email: [REDACTED]

Message: To whom it may concern,

I'm reaching out because I am seriously concerned about the proposed Stratos Data Center project in Box Elder County. I'd even go so far to say that I am more than concerned, I am livid that Utah leadership let this project even get this far. While it is being pitched as a big economic win, it actually screams of being a terrible deal for everyday Utahns. For your background, I have a degree in Chemical and Biomolecular Engineering and work professionally as a Data Engineer in Oncology research - I understand all of the pros of data centers and AI, but I also fully understand the risk of them, as well as the risk and cost of building a 9GW natural gas power plant.

I am completely against this project for a few major reasons:

It is going to exacerbate our already horrible air quality. Let me remind you that we consistently rank in the top 15 cities in the USA for air quality, according to the American Lung association. In addition to that, other data sources frequently show us in the top 25 cities in the world for air quality. We already deal with horrible air and those awful winter inversions. This project is asking to build 9 gigawatts of natural gas power right in our backyard - that's a whopping 225% increase in power usage. Pumping the exhaust into our air is going to make our air quality so much worse, and experts are warning it could drastically spike our greenhouse gas emissions - not to mention it can create a heat island and further alter local weather patterns.

We're already in a severe drought, and just had the worst snow snowpack on record. The Great Salt Lake is nearing record lows, and everyday Utahns are constantly being asked to conserve water. Data centers use insane amounts of water just to keep their servers cool, and while there is a claim that the data center will return much of that water to the GSL - there is no evidence to show that the consumption has been studied. Add in the water needed to run a 9 GW natural gas power plant, and it's a disaster waiting to happen. In case you forgot, natural gas power plants boil water to spin turbines. While some of that water can be recycled, 9 GW of energy production will require over 100,000 acre-feet of water per year. This might seem like a small number, but we're already in a water deficit on the order of 700,000 - 1,000,000 acre feet per year. It makes absolutely no sense to let a massive corporate campus consume our most precious resource while the rest of us are asked to slow the flow.

The tax breaks are totally unfair. The developers are getting ridiculous handouts, like dropping their energy tax from 6% down to just 0.5%, and getting up to 80% of their property taxes handed right back to them - I'd liken to this something Utah leadership hates more than anything - socialist handouts. Why should regular Utah taxpayers be left footing the bill for the roads, energy infrastructure, and emergency services this 40,000-acre mega-campus is going to need?

I understand you're a busy person, so if you can't take the time to read a well structured argument, let me at least give you a synopsis.

Utah should not be green-lighting data centers that drain our water, pollute our air, and get a free ride on taxes. This project does nothing good for us.

I am not against data centers; I am against green-lighting data centers in what is one of the geographically worst areas of the United States to build a data center. Please prioritize the health, wellness, and wallets of actual Utah residents and reject the Stratos proposal.

Thank you for your time,
[REDACTED]

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Mon, 04 May 2026 09:35:45 -0700
Subject: Google Alert - Falcon Hill

Google Alerts

Falcon Hill

Every update May 4, 2026

NEWS

Hyperscale data center project in Utah: Here's what we know ahead of the Box Elder County vote

The Salt Lake Tribune

Hilary Venable, MIDA project area director for Falcon Hill, said the data centers would use "closed-loop cooling systems" that continuously reuse ...



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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Mon, 04 May 2026 09:50:47 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

100% updated May 8, 2026

NEWS

Hyperscale data center project in Utah: Here's what we know ahead of the Box Elder County vote

The Salt Lake Tribune

MIDA is a quasi-governmental body formed in 2007 that assembles "project areas" containing at least some military land, like an Air Force base or a ...

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3 things to know about Kevin O'Leary's massive proposed Utah data center - Axios

Axios

State officials are pushing it hard and fast. Local authorities are less certain.

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Eastern Cape creatives shine on global stage at prestigious Florence crafts fair

PressReader

The group participated in the Mostra Internazionale dell'artigianato (MIDA) ... (MIDA) in Florence at the weekend. Newspapers in English · Newspapers from ...

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Opening remarks by President António Costa at the Meeting of the European Political Community

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Reuters Connect

2026.05.03 Chorzow Piłka nożna Betclio: 1. Liga sezon 2025/2026 Ruch Chorzow - Odra Opole N/z Nikodem Lesniak-Paduch Szymon Mida Foto PressFocus ...

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To: "vincent@boxeldercountyut.gov" <vincent@boxeldercountyut.gov>, "lperry@boxeldercountyut.gov" <lperry@boxeldercountyut.gov>, "bbingham@boxeldercountyut.gov" <bbingham@boxeldercountyut.gov>, "mnebeker@midaut.org" <mnebeker@midaut.org>, "spencercox@utah.gov" <spencercox@utah.gov>

From: Ber Wilson <info@berwilson.com>

Cc: "contact@midaut.org" <contact@midaut.org>, "mnebeker@midaut.org" <mnebeker@midaut.org>, "jsadams@le.utah.gov" <jsadams@le.utah.gov>, "jwstevenson@le.utah.gov" <jwstevenson@le.utah.gov>, "gfroerer@co.weber.ut.us" <gfroerer@co.weber.ut.us>, "gharter@utah.gov" <gharter@utah.gov>, "mike@rwaor.com" <mike@rwaor.com>, "kmcmillan@wasatch.utah.gov" <kmcmillan@wasatch.utah.gov>, "ncottle@midaut.org" <ncottle@midaut.org>, "Staggs, Trent P." <trent.staggs@sba.gov>, "Nancy Norton Thunell" <Nancy.NortonThunell@usda.gov>, "Richard White" <Richard.White@usda.gov>, "Steve McCleery" <Steve.McCleery@usda.gov>, "Amy Clark" <Amy.Clark@usda.gov>, "Chris Mastin" <Chris.Mastin@usda.gov>, "Jerry Chizmadia" <Jerry.Chizmadia@usda.gov>, "Ken R. Berg, PE" <Ken.R.Berg@usda.gov>, "Jonathon Sipe" <Jonathon.Sipe@usda.gov>, "Brook Stonebraker" <Brook.Stonebraker@usda.gov>, "jjohnston@stocktontown.org" <jjohnston@stocktontown.org>, "The Junge Group Brokered by eXp" <TheJungeGroupBrokeredbyexp@stocktontown.org>, "Jaren L. Davis" <Jaren.L.Davis@stocktontown.org>, "Freeman, Thomas" <Freeman.Thomas@stocktontown.org>, "Ryan Flint" <Ryan.Flint@stocktontown.org>, "Gary Lewis" <Gary.Lewis@stocktontown.org>, "Kevin Lewis" <Kevin.Lewis@stocktontown.org>

Date: Mon, 4 May 2026 18:59:08 +0000

Subject: Box Elder Military Grade Quantum Data Center Deserves a Utah Builder — Not a Press Release

Attachments: BEESQC_EXECUTIVEBRIEF.pdf; BEESQC_LEAVEBEHIND.pdf; Box Elder BEES Quantum Campus Proposal BW-BEESQ-PROJ-2026-05-04-V10-Final.pdf; Note to Chris .pdf; Quantum Silver Corridor at West Wendover - Infrastructure Master Plan Proposal .pdf; West Wendover Executive Briefing.pdf; West Wendover Mayor City Council Letter City Council Summary.pdf

Governor Cox, Commissioners Bingham, Perry, and Vincent.

My name is [REDACTED] I am the founder & Chief Executive of Ber Wilson, a defense infrastructure, construction and manufacturing technology company. I was raised in Utah and I build in Utah. I am writing today because Box Elder County deserves to win and I am the builder to make that happen.

Governor Cox, sir, you said Utah cannot shut the door and let China win. I agree. But winning means putting a licensed Utah builder with a named team and a real delivery plan on the ground. That is what Ber Wilson brings to the Box Elder Stratos site.

Box Elder Commissioners, you did the right thing when you delayed. The record from O'Leary Digital was not complete and people had real questions. That has not changed. What has changed is that now you have a choice. You can move forward with a foreign hype media unproven development structure no one outside of O'Leary Digital can verify, or you can require a named local Utah Developer & licensed Builder who shows up every day and answers to the residents of Box Elder, the State of Utah and the United States of America.

That second option is what Ber Wilson is offering.

Ber Wilson holds Utah contractor licenses B100, E100, and S350. As well as Army Corps construction, Quality & DoD construction & military health and safety credentials.

I have named leads for every critical delivery role. Our proposal is built on a phased 1,104-megawatt or 1.1 GW net power architecture using proven solid oxide fuel cell technology that scales responsibly as we build and can expand past that mark to meet responsibly the demands of the county and the state of Utah. Ber Wilson engineers zero-water cooling solutions for data centers as well as Green Energy Power Solutions for next generation Quantum Data Centers.

Ber Wilson offers a design-build model that actually delivers the project on time and right before the Salt Lake 2034 Winter Olympics.

That is not a pitch. That is an executable plan. It is in writing. It is attached to this email.

The people of Box Elder County deserve jobs that are built and not just announced. They deserve a project that gives them a better life and eases their fear. Box Elder and the State of Utah deserve a project where a local Utah company with Utah licenses is standing on that ground every single day answering to Utah, the residents of Box Elder and the our great country.

Commissioners, before you vote today, I ask you directly. Require that any project moving forward names its builder, shows a delivery plan this county can audit, and includes enforceable protections for Box Elder residents. Ber Wilson meets that standard. The current proposal does not.

I am leaving to Brigham City. I will be at the 4 PM meeting. I would welcome the chance to walk through this proposal with you before then.

Ber Wilson is ready to build it right, the first time.

Here is our website www.berwilson.com

PS, I have also attached the West Wendover proposal I did for West Wendover Nevada, so you can get a more detailed scope of what I have architected and put together. Ber Wilson will be starting with the West Wendover's New Civic Center and Workforce Housing Construction build. I have also included Mayor Joe Johnston of Stockton, UT whom I have met with and will be receiving the detailed plan for Stockton, UT. Which addresses a new quantum data center, green energy power nexus, fire, smoke, water etc.

I am also meeting with [REDACTED] tomorrow to discuss his family's land in Myton Utah a 50,000 acre development to which I have been working with and on since last August 2025. My Masterplan proposal which I can happily provide at a later time was submitted to the Whitehouse back in Oct of 2025. Which identifies Utahs vulnerabilities and how to address housing, rail, datacenters, energy, etc starting here in Utah and provides actionable pathways aligned

with Utah priorities and Federal national security priorities.

I'll see you at the Special County Commission Meeting – Stratos Project Location:

Box Elder County Fairgrounds
Address: 320 North 1000 West, Tremonton, Utah 84337

God Bless,



Founder & Chief Executive, Ber Wilson

Graduate Researcher,
MIT & United Nations Global Public Policy Program



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Embedded Attachments

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

BEESQC_EXECUTIVEBRIEF.pdf

BEESQC_LEAVEBEHIND.pdf

Box Elder BEES Quantum Campus Proposal BW□BEESQC□PROJ□2026□05□04□V10-Final.pdf

Note to Chris .pdf

Quantum Silver Corridor at West Wendover - Infrastructure Master Plan Proposal .pdf

West Wendover Executive Briefing.pdf

West Wendover Mayor City Council Letter City Council Summary.pdf

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Mon, 4 May 2026 21:23:48 +0000
Subject: GRAMA Record to review for Renisha Mall regarding: Box elder county Data Center

Military Installation Development Authority, a record request has been assigned to an agency you are listed as ARO for. To begin this request, please click the link at the bottom of this email. To send this request to another records officer in your agency, simply forward this email and they can initiate via the same link below.

Agency or Office Request Was Made To: Military Installation Development Authority

Record Officer Assigned: me

(Note: This will be blank if the request is not yet assigned.)

Request Title: Box elder county Data Center

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/4/2026

Request Description: As a member of the media, we are requesting all agreements, plans and communications related to the the Stratos Project in Box Elder County, Utah. We would also like any communication that MIDA had with investor Kevin O'Leary over the project since the inception of the project.
End of Description

Please Note: All records requests must be responded to within 10 business days of receipt, or 5 business days if the requester has asked for an expedited response (U.C. 63G-2-204(1)(b)). If this request is not opened within 10 business days, it will expire and be marked as denied.

Thank you,
Open Records Portal Team
openrecordsadmin@utah.gov

*** Do not respond to this email. For questions, email the Portal Administrator at openrecordsadmin@utah.gov. ***

Continue to next step: [REDACTED]

[REDACTED] This link expires on 5/11/2026 3:23 PM You will be prompted to log in.

To: Nicole Cottle <ncottle@midaut.org>
From: Gary Harter <gharter@utah.gov>
Cc: Laurie Wynn <lwynn@utah.gov>
Date: Mon, 4 May 2026 16:30:17 -0600
Subject: Fwd: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)

Received.

----- Forwarded message -----

From: [REDACTED]
Date: Mon, May 4, 2026 at 1:59 PM
Subject: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)
To: <gharter@utah.gov>

Dear Mr. Harter ,

I am writing to you today specifically in your capacity as a member of the MIDA board.

As a Lehi resident and a student at Utah State University who spends significant time in northern Utah, I am horrified by the fast-tracked Stratos Project. I completely object to this development moving forward.

The scale of a 9-gigawatt power plant and its massive water requirements, combined with a severe lack of transparent environmental research, is unacceptable. It feels clear that this timeline has been rushed specifically to avoid pushback from citizens. Ultimately, it is the residents of Utah who will have to live with the irreversible consequences to our air quality and the already fragile Great Salt Lake. I know there are promises not to take water from the great Salt Lake, but environmental scientists say that it is likely to happen. Which is ridiculous because I thought we were trying to save it. Going through with this would kill any chance of having Utah snow again, Especially , in Lehi.

I strongly urge you and the rest of the MIDA board to halt this project immediately.

Sincerely,

[REDACTED] Lehi, UT

--

Gary R. Harter
Executive Director
Department of Veterans & Military Affairs
State of Utah
801.326-2372 (office)
[REDACTED] (cell)
gharter@utah.gov
veterans.utah.gov
550 Foothill Drive, Suite 105
Salt Lake City, UT 84111

Executive Assistant
Jennica Gruver
801.326-2371 (office)
jennicagruver@utah.gov

To: Kristin Kenney Williams <kristin@commfuent.com>
From: Nicole Cottle <ncottle@midaut.org>
Date: Mon, 4 May 2026 16:48:43 -0600
Subject: Fwd: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)

Begin forwarded message:

From: Gary Harter <gharter@utah.gov>
Date: May 4, 2026 at 4:30:55 PM MDT
To: Nicole Cottle <ncottle@midaut.org>
Cc: Laurie Wynn [REDACTED]
Subject: Fwd: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)

Received.

----- Forwarded message -----
From: [REDACTED] <[REDACTED]>
Date: Mon, May 4, 2026 at 1:59 PM
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To: <gharter@utah.gov>

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Sincerely,

[REDACTED] Lehi, UT

--
Gary R. Harter
Executive Director
Department of Veterans & Military Affairs
State of Utah
801.326-2372 (office)
[REDACTED] (cell)
gharter@utah.gov
vetemus@utah.gov
550 Foothill Drive, Suite 105
Salt Lake City, UT 84111

Executive Assistant
Jennica Gruver
801.326-2371 (office)
jennicagruver@utah.gov

To: undisclosed-recipients;
From: Morgan Nebeker <mnebeke@midaut.org>
Bcc: legals@sltrib.com, legals@deseretnews.com, sales1@benewsjournal.com
Date: Mon, 4 May 2026 18:00:56 -0600
Subject: Publication Legal Notice
Attachments: 2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06 (2).pdf

1. Morgan Nebeker, 450 Simmons Way, Kaysville, UT 84037, [REDACTED]
2. Published: Soonest publication date as possible
3. No quote needed
4. Document attached



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

Embedded Attachments

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

2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06 (2).pdf

To: jsadams@le.utah.gov, mark.shepherd@clearfieldcity.org, jwstevenson@le.utah.gov, gharter@utah.gov, bbingham@boxeldercountyut.gov, lbperny@boxeldercountyut.gov, tvincen@boxeldercountyut.gov, mnebeker@midaut.org, gfroerer@webercountyutah.gov

From: [REDACTED]

Date: Mon, 4 May 2026 18:48:11 -0600

Subject: Utah's Future in Jeopardy due to your vote for the Data Center - Have you no care for future generations?

You, my guys,

Don't deserve to be addressed by name, so I won't use your God-given names since you all seem to have suddenly sided with the devil. If you were godly men or men of faith, you'd have to be a good steward of the earth (for all of God's children), which you have failed to do with this vote today in approval of the Data Center. The devil wants to destroy all that is good about the earth, and it seems that you all voted in approval for the center without public comment and seem to be doing his bidding. Nothing good will come of this, and you know it. You lied today or you are seriously misinformed. I hope you all are just sorely misinformed or uneducated, the other is a sin, and that is between you and God.

Even from a logical standpoint, you've killed our Great Salt Lake by allowing this data center to move forward. Since you know we are in a drought and don't have water for the lake, let alone a water-guzzling data center. We all know those closed-loop systems don't "give back" clean water. Do you really trust a company to be honest? If you picked up a history book on the history of companies, you'd know that the reason we have to regulate companies to do basic things would indicate a long history of dishonesty and maltreatment of workers? Why do we have to have a law for minimum wage, for lunch breaks, to pay you in money instead of alcohol? You know why we have fire escapes and drills in workplaces?

No? Because labor workers took to the streets and violently rioted for all those rights because companies were so honest and followed the rules. Should you need a book to read (but I am worried it might be too dense for you?) on labor history please see; *Eight Hours for What We Will : Work and Leisure in an Industrial City, 1870-1920* by Roy Roizenweig.

Why did we have to pass environmental protection laws then if these companies were "honest"? Big oil has a long history of hiding the true damage to the planet, and these AI tech bros are no different. See <https://climateintegrity.org/projects/big-oil-lies-report>

These data centers don't do anything beneficial to society as a whole. In fact, all they do is make money for a few in the short term. Allow tech companies to create civil divide. They are not sustainable; they damage and pollute water (a finite resource in our state by the way). Is this really the legacy you want for your grandchildren? Is your legacy leaving Utah in ruin for some short-term gains? Way to go!

How else are we supposed to see this other than sheer greed, thoughtless, and plain aggression toward the future of Utah (especially the habitability of the state in the next five years?)

Please explain why you think this is going to help anyone but your friends and some dumb billionaire from Canada. I don't believe you are not making money off this, given that 3 of you deal in real estate. We are not dumb, and either you or people close to you are benefiting in some way. **Prove me wrong.** Otherwise, a logical, sane, and normal human would be like yeah this doesn't seem ethical to do in a state where water is scarce and drives our tourism.

Did you need some help reading? Do you need to know what a drought is? In case you forgot, here is the Merriam-Webster dictionary definition;

Drought: a period of dryness, especially when prolonged,
specifically: one that causes extensive damage to crops or prevents their successful growth.

We have an extra word added to ours, which is extreme, so here's that word's definition as well:
Extreme- situated at the farthest possible point from a center and existing in a very high degree.

This **EXTREME DROUGHT**, two words should have been the end of the discussion and a full stop to this project.

How do you expect to have a data center when we don't have any water?

Be so for real right now.

Have you lost all common sense?

Have you sold your soul to the devil?

Because, from a logic and faith standpoint, I cannot comprehend your vote for this data center.

You are in my mind, siding with the devil, as you seem hell-bent on destroying the environment that God made around you.

Every single one of you lacks morals and ethics.

If I am wrong in all of this, then prove it by taking back your vote and dedicating the rest of your years to helping leave the world better for future generations.

That is your job as a human, and I assume you are all men of faith.

You leave it better than you found it.

You plant trees for shade that you will never sit in because that is what is right.

Do better.

Be a better human.

I cannot believe I have to beg other humans to be good.

This is not the America I love or grew up knowing. You and people like you are selling it out to some billionaires who will screw you over the first chance they get. Just like you are screwing all of us. How do you sleep at night? They came to you for this project because Utah has, for too long, fallen behind. We are behind in sustainability, renewable energy, and caring for future generations.

If you really want to do something good, build libraries and fund education. Put money back into the forest service to prevent wildfires. Clean up our air. My brothers in Christ, there won't be the Utah we know and love if you all keep letting these greedy men have their way.

Why are you all helping such terrible sinners? Their greed is unlike anything I've seen. That isn't being Christ-like. Do you really want to abet such outrageous sin?

"Those who are greedy for unjust gain make trouble for their households, but those who hate bribes will live" (Proverbs 15:27).

Just remember, you won't fit through the eye of a needle and walk through those gates being so immoral and greedy. If morals are not something I can implore you to change your mind, then at least have the human decency to think about your grandchildren. What are they going to do when they find out you sold out their water for some tech bro? I would never speak to my grandpa again if he were like you. I am glad he would never be such a sellout or unchristian. He planted trees and cared about the earth like the good steward he was. Can you say the same?

You have the chance to stop this.

Please, for the love of whatever you believe in, do better. Do what you know is right.

We don't have the water.

You all say you care about children, so prove it. Or am I right in my assumption that you are just some bootlickers for a rich boy who probably doesn't even care about you, he will find the next schmuck after you. You are nothing to him, so why are you even pandering to him?

You serve the people, and we don't want this. So, why are you failing at your job? If I sucked at my job, as you do at failing to do what the majority of Utahans want, I'd be fired.

Why the lack of our comments? Is it because you know it is wrong? From the outside looking in, this looks sneaky and shady. If we are wrong, prove it.

██████

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 05 May 2026 01:05:31 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: To Whom It May Concern,

I would like to know MIDA's justifications for:
-the Stratos Project being built in a drought-ridden state.
-disregarding the concerns of Utah citizens.
-proceeding with this project without first doing impact studies.

Thank you for your time. I look forward to your response.

Sincerely,
[REDACTED]

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).

To: dbrenchley@midaut.org
From: noreply@ut.accessgov.com
Date: Tue, 5 May 2026 01:06:13 +0000
Subject: Reminder - Entity has a Records Request to review
Attachments: Application[1].pdf

Military Installation Development Authority,
REMINDER - Your agency has a record request to review for [REDACTED] for a record(s) related to subject/title: Stratos
Project Area Map/Data Center in Box Elder

Records Officer assigned: This is 5 business day reminder because the request does not have any updates since it was created.
Follow the Request URL below the Request Details to access the record.

Request Details:

I am requesting a map of the proposed Stratos project area. Please provide any and all maps depicting the project area as well as a map of the different phases of the project, eg locomotive springs, Hensel area etc. If you don't have a responsive map, please provide any information you have that describes the acreage and geographic scope of the proposed project area.
Paul Morris, Executive Director, MIDA

Request URL: ***Please make sure to click LOG IN in order to access this request*** [REDACTED]
[REDACTED]

Please do not respond to this email. For questions, email the Portal Administrator at upnw@utah.gov
openrecords.utah.gov

Embedded Attachments

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

Application[1].pdf

To: Kristin Kenney Williams <Kristin@commfluent.com>
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Mon, 4 May 2026 19:12:49 -0600
Subject: Fwd: Utah's Future in Jeopardy due to your vote for the Data Center - Have you no care for future generations?

Not sure you want to respond to this, but I thought I would forward it your way....



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
midaut.org

----- Forwarded message -----

From: [REDACTED]
Date: Mon, May 4, 2026 at 6:48 PM
Subject: Utah's Future in Jeopardy due to your vote for the Data Center - Have you no care for future generations?
To: <jsadams@le.utah.gov>, <mark.shepherd@clearfieldcity.org>, <jwstevenson@le.utah.gov>, <eburter@utah.gov>, <bbingham@boxeldercountyut.gov>, <lhperry@boxeldercountyut.gov>, <vincent@boxeldercountyut.gov>, <mnebeker@midaut.org>, <gfrwerer@webercountyutah.gov>

You, my guys,

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You all say you care about children, so prove it. Or am I right in my assumption that you are just some bootlickers for a rich boy who probably doesn't even care about you, he will find the next schmuck after you. You are nothing to him, so why are you even pandering to him?

You serve the people, and we don't want this. So, why are you failing at your job? If I sucked at my job, as you do at failing to do what the majority of Utahans want, I'd be fired.

Why the lack of our comments? Is it because you know it is wrong? From the outside looking in, this looks sneaky and shady. If we are wrong, prove it.

- [REDACTED]

To: Morgan Nebeker <mnebeker@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Mon, 4 May 2026 20:11:49 -0600
Subject: Re: Utah's Future in Jeopardy due to your vote for the Data Center - Have you no care for future generations?

Thank you.

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

On May 4, 2026, at 7:12 PM, Morgan Nebeker <mnebeker@midaut.org> wrote:

Not sure you want to respond to this, but I thought I would forward it your way....

<nona me.pn >	Morgan Nebeker Records & Public Meetings Administrator Military Installation Development Authority (MIDA) [REDACTED] midaut.org
---------------------	---

----- Forwarded message -----

From: [REDACTED]
Date: Mon, May 4, 2026 at 6:48 PM
Subject: Utah's Future in Jeopardy due to your vote for the Data Center - Have you no care for future generations?
To: <jsadams@le.utah.gov>, <mark.shepherd@clearfieldcity.org>, <jwstevenson@le.utah.gov>, <gharter@utah.gov>, <bhinham@boxeldercountyut.gov>, <jbucery@boxeldercountyut.gov>, <vincent@boxeldercountyut.gov>, <mnebeker@midaut.org>, <gfiner@webercountyutah.gov>

You, my guys,

Don't deserve to be addressed by name, so I won't use your God-given names since you all seem to have suddenly sided with the devil. If you were godly men or men of faith, you'd have to be a good steward of the earth (for all of God's children), which you have failed to do with this vote today in approval of the Data Center. The devil wants to destroy all that is good about the earth, and it seems that you all voted in approval for the center without public comment and seem to be doing his bidding. Nothing good will come of this, and you know it. You lied today or you are seriously misinformed. I hope you all are just sorely misinformed or uneducated, the other is a sin, and that is between you and God.

Even from a logical standpoint, you've killed our Great Salt Lake by allowing this data center to move forward. Since you know we are in a drought and don't have water for the lake, let alone a water-guzzling data center. We all know those closed-loop systems don't "give back" clean water. Do you really trust a company to be honest? If you picked up a history book on the history of companies, you'd know that the reason we have to regulate companies to do basic things would indicate a long history of dishonesty and maltreatment of workers? Why do we have to have a law for minimum wage, for lunch breaks, to pay you in money instead of alcohol? You know why we have fire escapes and drills in workplaces?

No? Because labor workers took to the streets and violently rioted for all those rights because companies were so honest and followed the rules. Should you need a book to read (but I am worried it might be too dense for you?) on labor history please see, *Eight Hours for What We Will: Work and Leisure in an Industrial City, 1870-1920* by Roy Roizenweig.

Why did we have to pass environmental protection laws then if these companies were "honest"? Big oil has a long history of hiding the true damage to the planet, and these AI tech bros are no different. See <https://climateintegrity.org/projects/big-oil-lies-report>

These data centers don't do anything beneficial to society as a whole. In fact, all they do is make money for a few in the short term. Allow tech companies to create civil divide. They are not sustainable; they damage and pollute water (a finite resource in our state by the way). Is this really the legacy you want for your grandchildren? Is your legacy leaving Utah in ruin for some short-term gains? Way to go!

How else are we supposed to see this other than sheer greed, thoughtless, and plain aggression toward the future of Utah (especially the habitability of the state in the next five years?)

Please explain why you think this is going to help anyone but your friends and some dumb billionaire from Canada. I don't believe you are not making money off this, given that 3 of you deal in real estate. We are not dumb, and either you or people close to you are benefiting in some way. **Prove me wrong**. Otherwise, a logical, sane, and normal human would be like yeah this doesn't seem ethical to do in a state where water is scarce and drives our tourism.

Did you need some help reading? Do you need to know what a drought is? In case you forgot, here is the Merriam-Webster dictionary definition:

Drought: a period of dryness, especially when prolonged, specifically: one that causes extensive damage to crops or prevents their successful growth.

We have an extra word added to ours, which is extreme, so here's that word's definition as well:
Extreme- situated at the farthest possible point from a center and existing in a very high degree.

This **EXTREME DROUGHT**, two words should have been the end of the discussion and a full stop to this project.

How do you expect to have a data center when we don't have any water?

Be so for real right now.

Have you lost all common sense?

Have you sold your soul to the devil?

Because, from a logic and faith standpoint, I cannot comprehend your vote for this data center.

You are in my mind, siding with the devil, as you seem hell-bent on destroying the environment that God made around you.

Every single one of you lacks morals and ethics.

If I am wrong in all of this, then prove it by taking back your vote and dedicating the rest of your years to helping leave the world better for future generations.

That is your job as a human, and I assume you are all men of faith.

You leave it better than you found it.

You plant trees for shade that you will never sit in because that is what is right.

Do better.

Be a better human.

I cannot believe I have to beg other humans to be good.

This is not the America I love or grew up knowing. You and people like you are selling it out to some billionaires who will screw you over the first chance they get. Just like you are screwing all of us. How do you sleep at night? They came to you for this project because Utah has, for too long, fallen behind. We are behind in sustainability, renewable energy, and caring for future generations.

If you really want to do something good, build libraries and fund education. Put money back into the forest service to prevent wildfires. Clean up our air. My brothers in Christ, there won't be the Utah we know and love if you all keep letting these greedy men have their way.

Why are you all helping such terrible sinners? Their greed is unlike anything I've seen. That isn't being Christ-like. Do you really want to abet such outrageous sin?

"Those who are greedy for unjust gain make trouble for their households, but those who hate bribes will live" (Proverbs 15:27).

Just remember, you won't fit through the eye of a needle and walk through those gates being so immoral and greedy. If morals are not something I can implore you to change your mind, then at least have the human decency to think about your grandchildren. What are they going to do when they find out you sold out their water for some tech bro? I would never speak to my grandpa again if he were like you. I am glad he would never be such a sellout or unchristian. He planted trees and cared about the earth like the good steward he was. Can you say the same?

You have the chance to stop this.

Please, for the love of whatever you believe in, do better. Do what you know is right.

We don't have the water.

You all say you care about children, so prove it. Or am I right in my assumption that you are just some bootlickers for a rich boy who probably doesn't even care about you, he will find the next schmuck after you. You are nothing to him, so why are you even pandering to him?

You serve the people, and we don't want this. So, why are you failing at your job? If I sucked at my job, as you do at failing to do what the majority of Utahans want, I'd be fired.

Why the lack of our comments? Is it because you know it is wrong? From the outside looking in, this looks sneaky and shady. If we are wrong, prove it.

██████

To: tpeterson@le.utah.gov
From: Hilary Venable <hvenable@midaut.org>
Cc: Kristin Kenney Williams <kristin@commfluent.com>
Date: Mon, 4 May 2026 20:44:17 -0600
Subject: Stratos - Acre Feet

Representative Peterson,

The development has 13,564 acre feet under contract. 2,864 acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville(Locomotive).



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

To: Nicole Cottle <ncottle@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Mon, 4 May 2026 20:49:06 -0600
Subject: Re: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)

I'm going to pull together some high level talking points for Gary and board should they want to respond to any of these.

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

On May 4, 2026, at 4:48 PM, Nicole Cottle <ncottle@midaut.org> wrote:

Begin forwarded message:

From: Gary Harter <gharter@utah.gov>
Date: May 4, 2026 at 4:30:55 PM MDT
To: Nicole Cottle <ncottle@midaut.org>
Cc: Laurie Wynn <lwynn@utah.gov>
Subject: Fwd: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)

Received.

----- Forwarded message -----
From: [REDACTED]
Date: Mon, May 4, 2026 at 1:59 PM
Subject: Urgent Public Comment: Opposition to the Stratos Project (MIDA Board)
To: <gharter@utah.gov>

Dear Mr. Harter ,

I am writing to you today specifically in your capacity as a member of the MIDA board.

As a Lehi resident and a student at Utah State University who spends significant time in northern Utah, I am horrified by the fast-tracked Stratos Project. I completely object to this development moving forward.

The scale of a 9-gigawatt power plant and its massive water requirements, combined with a severe lack of transparent environmental research, is unacceptable. It feels clear that this timeline has been rushed specifically to avoid pushback from citizens. Ultimately, it is the residents of Utah who will have to live with the irreversible consequences to our air quality and the already fragile Great Salt Lake. I know there are promises not to take water from the great Salt Lake, but environmental scientists say that it is likely to happen. Which is ridiculous because I thought we were trying to save it. Going through with this would kill any chance of having Utah snow again, Especially , in Lehi.

I strongly urge you and the rest of the MIDA board to halt this project immediately.

Sincerely,

[REDACTED] Lehi, UT

--

Gary R. Harter
Executive Director
Department of Veterans & Military Affairs
State of Utah
801.326-2372 (office)
[REDACTED] (cell)
gharter@utah.gov

velmans@utah.gov
550 Foothill Drive, Suite 105
Salt Lake City, UT 84111

Executive Assistant
Jennica Gruver
801.326-2371 (office)
jennicagruver@utah.gov

To: Hilary Venable <hvenable@midaut.org>
From: Kristin Kenney Williams <kristin@conmmfluent.com>
Date: Mon, 4 May 2026 20:53:20 -0600
Subject: Re: Stratos - Acre Feet

Are you able to answer how many acre feet needed for Phase 1? Point being we have way more than we likely need?

Kristin Kenney Williams
President, Conmmfluent Inc.
www.conmmfluent.com
kristin@conmmfluent.com
[REDACTED]

On May 4, 2026, at 8:44 PM, Hilary Venable <hvenable@midaut.org> wrote:

Representative Peterson,

The development has 13,564 acre feet under contract 2,864 acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville(Locomotive).

--



Hilary Venable

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

To: Kristin Kenney Williams <kristin@confluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Mon, 4 May 2026 21:17:39 -0600
Subject: Re: Stratos - Acre Feet

Worst case scenario for the data/energy campus would use approx 2185 acre feet at full build out. When the 0 water technology and closed loop system is secured, it will be closer to 500-1100 acre feet at full build out.

On Mon, May 4, 2026 at 8:53 PM Kristin Kenney Williams <kristin@confluent.com> wrote:
Are you able to answer how many acre feet needed for Phase 1? Point being we have way more than we likely need?

Kristin Kenney Williams
President, Confluent Inc.
www.confluent.com
kristin@confluent.com
[REDACTED]

On May 4, 2026, at 8:44 PM, Hilary Venable <hvenable@midaut.org> wrote:

Representative Peterson,

The development has 13,564 acre feet under contract, 2,864 acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville (Locomotive).



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

To: Hilary Venable <hvenable@mida.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Mon, 4 May 2026 21:20:47 -0600
Subject: Re: Stratos - Acre Feet

Just could be good additional info for him?

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

On May 4, 2026, at 9:17 PM, Hilary Venable <hvenable@mida.org> wrote:

Worst case scenario for the data/energy campus would use approx 2185 acre feet at full build out. When the 0 water technology and closed loop system is secured, it will be closer to 500-1100 acre feet at full build out.

On Mon, May 4, 2026 at 8:53 PM Kristin Kenney Williams <kristin@commfluent.com> wrote:

Are you able to answer how many acre feet needed for Phase 1? Point being we have way more than we likely need?

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

On May 4, 2026, at 8:44 PM, Hilary Venable <hvenable@mida.org> wrote:

Representative Peterson,

The development has 13,564 acre feet under contract. 2,864 acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville(Locomotive).



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

To: tpeterson@le.utah.gov
From: Hilary Venable <hvenable@midaut.org>
Cc: Kristin Kenney Williams <kristin@commfluent.com>
Date: Mon, 4 May 2026 21:24:27 -0600
Subject: Re: Stratos - Acre Feet

To put that into perspective, the worst-case scenario for the full data/energy campus build-out, it is projected to utilize 2,180 acre-feet of water. With the zero water technology, the projection goes down to 500-1100 acre feet.

On Mon, May 4, 2026 at 8:44 PM Hilary Venable <hvenable@midaut.org> wrote:
Representative Peterson,

The development has 13,564 acre feet under contract. 2,864 acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville(Locomotive).



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

To: Heather Kruse <hkruse@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 07:42:49 -0600
Subject: Stratos
Attachments: MIDA STRATOS ONE SHEET-V2.pdf

LMK if this is enough for now!

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

Embedded Attachments

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

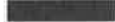
MIDA STRATOS ONE SHEET-V2.pdf

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Heather Kruse <hkruse@midaut.org>
Date: Tue, 5 May 2026 09:32:51 -0600
Subject: Re: Stratos

This is great - anything beyond that I will refer them to Hilary and you directly.

Heather Kruse
MIDA MRF Project Area Director

On Tue, May 5, 2026 at 7:43 AM Kristin Kenney Williams <kristin@commfluent.com> wrote:
LMK if this is enough for now!

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


To: Heather Kruse <hkruse@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 09:34:52 -0600
Subject: Fwd: Stratos
Attachments: MIDA STRATOS ONE SHEET-V2.pdf; Stratos May 4 Press Release .docx

Here is press release, too.

Embedded Attachments

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

MIDA STRATOS ONE SHEET-V2.pdf

Stratos May 4 Press Release .docx

To: Hilary Venable <hvenable@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 09:38:29 -0600
Subject: Fwd: Opposition to the data center!

Lovely.

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

Begin forwarded message:

From: [REDACTED] <[REDACTED]>
Subject: **Re: Opposition to the data center!**
Date: May 5, 2026 at 8:10:35 AM MDT
To: kristin@commfluent.com

FUCK YOU, COWARD! How **DARE** you doom our entire state for profit?! Fucking embarrassing. You inspire me to be nothing like you. How the hell do you sleep at night knowing you've just ruined the future for our children, wildlife, and everyone else!! Absolutely unacceptable.

Truly can't fathom having such little empathy that I vote in favor of a data center that harms an entire STATE OF PEOPLE!!!

DO BETTER! Oh wait, you're too stupid to make your own opinions, and can't do the right thing unless a giant wad of cash is attached to it.

Have fun rotting in hell you sub-human piece of shit.

Worst wishes,
[REDACTED]
[REDACTED]

On Thu, Apr 30, 2026 at 12:59 PM [REDACTED] <[REDACTED]> wrote:

Hello.
I feel very strongly that the proposed hyperscale ai data center will do nothing but HURT the people of Utah.

We are already in a very serious drought, and we can't afford to put profit over people any longer!

People in Utah deserve access to water, and they most definitely don't deserve to pay for the utility bills this data center will inevitably rake up.

Are you okay with letting people suffer just so a millionaire can put a few more dollars in his pocket?

We don't have room to sacrifice this much to ai data center. Please consider how this will affect us all in the long term. **Think about how many animals, plants, and families this will harm.**

I hope you can find it in yourself to truly listen to the outcry of people in Utah, and STOP THIS DATA CENTER. **This isn't a joke. This isn't a game. This is our life.** We only have one earth, we should protect it.

From,
[REDACTED]
[REDACTED]

To: Heather Kruse <hkruse@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 09:43:39 -0600
Subject: Re: Stratos

Good luck today!

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

On May 5, 2026, at 9:32 AM, Heather Kruse <hkruse@midaut.org> wrote:

This is great - anything beyond that I will refer them to Hilary and you directly.

Heather Kruse
MIDA MRF Project Area Director

On Tue, May 5, 2026 at 7:43 AM Kristin Kenney Williams <kristin@commfluent.com> wrote:
(LMK if this is enough for now!

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

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 05 May 2026 09:15:06 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

10 MAY 2026 10:15:06 AM

NEWS

Box Elder County Commission approves agreement for data center project, leading to ... - ABC4 Utah

ABC4 Utah

Recently, the Military Installation Development Authority (MIDA) approved a project for a large-scale data center. Under the project proposal ...



Flag as inappropriate



Box Elder County Commission votes to allow controversial data center, despite massive outcry

Fox 13 News

The second, resolution 25-11, gives MIDA consent to move ahead with the project, which is expected to take 10 years. WATCH: County commissioners, MIDA ...



Flag as inappropriate



Utah data center final vote: Box Elder County Commission approves project - The Salt Lake Tribune

The Salt Lake Tribune

The commission's vote allows MIDA to create the project area — which is mostly made up of privately owned, unincorporated land within the county — ...



Flag as inappropriate

Hundreds cry out as Box Elder commissioners wave in massive data center

Utah News Dispatch

... MIDA, to move forward with the Stratos project. MIDA, an entity created by the Utah Legislature to advance economic development with a military ...



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Full meeting: Box Elder County OKs massive data center project backed by Kevin O'Leary

YouTube

... MIDA approved the project late last month. The commission's vote allows MIDA to create the project area — which is mostly made up of privately ...



Flag as inappropriate



Hundreds of Utahns file to block Kevin O'Leary's proposed massive data center campus ...

Cache Valley Daily

The development agreement MIDA approved on April 24 allows O'Leary Digital to make a deal with TelGrass Energy for natural gas utility service ...



Flag as inappropriate

Meeting recap: Box Elder County Commission casts final vote on massive data center campus

The Salt Lake Tribune

The project, dubbed Stratos by MIDA, is slated to occupy some 40,000 acres centered in Hanel Valley near the north end of the Great Salt Lake. Catch ...



Flag as inappropriate

Proposed Data Center in Box Elder County - KSLTV.com



KSL TV

The Box Elder County Commission did not take action on the proposed MIDA Stratos Project Area during its previous Commission Meeting.



Flag as inappropriate



Box Elder County Commission approves agreement for data center; Utah experts weigh in

ABC4 Utah

The Military Installation Development Authority (MIDA) approved a project for a large-scale data center. Under the project proposal, titled the ...



Flag as inappropriate



ethree launches AI lab in Puerto Rico | Let's Data Science

Let's Data Science

... MIDA. Operations are scheduled to begin **June 1**, with an initial cohort of pilot companies, the reporting says. According to News is my ...



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To: Morgan Nebeker <mnebeker@midaut.org>
From: Lenea Tapusoa <[REDACTED]>
Date: Tue, 5 May 2026 10:16:17 -0600
Subject: Re: Publication Legal Notice
Attachments: DN0019189 pdf.pdf

Hi Morgan,

We publish weekly on Fridays only. Our next available print publication is Friday, May 8th.

Attached is the proof for this notice. The cost to publish once is \$175.18.

Please review and advise before 11am on Thursday if you need changes or approve. Notice is on hold for approval.

Let me know if you have questions.

*Please note my new email: [REDACTED]
Lenea Tapusoa | Account Executive - Contracts & Legal Notices | [REDACTED] | m [REDACTED] | deseret.com

 **DeseretNews**

On Mon, May 4, 2026 at 6:01 PM Morgan Nebeker <mnebeker@midaut.org> wrote:

1. Morgan Nebeker, 450 Simmons Way, Kaysville, UT 84037, [REDACTED]
2. Published: Soonest publication date as possible
3. No quote needed
4. Document attached



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
[REDACTED]
[midaut.org](mailto:mnebeker@midaut.org)

Embedded Attachments

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

DN0019189 pdf.pdf

To: hvenable@midaul.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 05 May 2026 09:28:09 -0700
Subject: Google Alert - Falcon Hill Project

Google Alerts

Falcon Hill Project

First update: May 5, 2026

NEWS

Hyperscale data center project in Utah: Here's what we know ahead of the Box Elder County vote
The Salt Lake Tribune
Hsary Venable, MIDA project area director for Falcon Hill, said the data centers would use "closed-loop cooling systems" that continuously reuse ...

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To: "mnebeker@midaut.org" <mnebeker@midaut.org>
From: Colby Nicholson [REDACTED]
Date: Tue, 05 May 2026 16:30:54 +0000
Subject: Wonder Valley Project
Attachments: AK Power Solutions IPM Data Center Brochure 031026.pdf

Hi Morgan,

We're tracking upcoming Data Center Projects, who on your team is handling the Wonder Valley Project in Utah?

I wanted to share some updates from AK Power Solutions regarding our Integrated Power Module (IPM). The IPM has been successfully deployed in additional EV and Data Center projects, further streamlining installation and reducing project complexity.

Why it stands out now:

- One-day installation: Minimizes labor, site disruption, and downtime
- Short lead time: Delivered pre-tested, utility-ready in just 15 weeks
- Compact, factory-built design: Integrates medium voltage switch, transformer, and low voltage distribution into a single unit
- Simplified logistics & cost: Fewer on-site trades, plug and play setup, and lower project complexity

Please let me know if you have time to discuss this week. Thank you!

[REDACTED]
Business Development Associate



[REDACTED]
www.akpowersolutions.com

Embedded Attachments

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

AK Power Solutions IPM Data Center Brochure 031026.pdf

To: afarber@midaut.org
From: Erin Farr <[REDACTED]>
Cc: ncottle@midaut.org
Date: Tue, 5 May 2026 10:31:27 -0600
Subject: Introduction for Nucor to Stratos Project

Hi Ariana,

I don't believe we've met yet, but you've been working recently with Spencer Layton on my team on a few different projects. I hope we get the chance to connect soon because I've heard great things about you!

Nucor is one of EDC Utah's partners and is on our board. They are very interested in providing the steel for the Stratos project you're working on and given their location in Brigham City, would be ideal for the project. They are hoping for an introduction. Although it may be too early for significant conversations on this, is there someone I can introduce him to—either at MIDA or within the project—so he can have an initial conversation?

Thank you so much,
Erin

--

[REDACTED]
Deputy Director, VP of Business Development
[REDACTED]
[REDACTED]

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Tue, 5 May 2026 10:51:20 -0600
Subject: Re: Opposition to the data center!

Oh my.

On Tue, May 5, 2026 at 9:38 AM Kristin Kenney Williams <kristin@commfluent.com> wrote:
Lovely.

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

Begin forwarded message:

From: [REDACTED] <[REDACTED]>
Subject: Re: Opposition to the data center!
Date: May 5, 2026 at 8:10:35 AM MDT
To: kristin@commfluent.com

FUCK YOU, COWARD! How DARE you doom our entire state for profit?! Fucking embarrassing. You inspire me to be nothing like you. How the hell do you sleep at night knowing you've just ruined the future for our children, wildlife, and everyone else!! Absolutely unacceptable.

Truly can't fathom having such little empathy that I vote in favor of a data center that harms an entire STATE OF PEOPLE!!!

DO BETTER! Oh wait, you're **too stupid to make your own opinions, and can't do the right thing unless a giant wad of cash is attached to it.**

Have fun rotting in hell you sub-human piece of shit.

Worst wishes.
[REDACTED]

On Thu, Apr 30, 2026 at 12:59 PM [REDACTED] <[REDACTED]> wrote:

Hello,
I feel very strongly that the proposed hyperscale ai data center will do nothing but HURT the people of Utah.

We are already in a very serious drought, and we can't afford to put profit over people any longer!

People in Utah deserve access to water, and they most definitely don't deserve to pay for the utility bills this data center will inevitably rake up.

Are you okay with letting people suffer just so a millionaire can put a few more dollars in his pocket?

We don't have room to sacrifice this much to ai data center. Please consider how this will affect us all in the long term. **Think about how many animals, plants, and families this will harm.**

I hope you can find it in yourself to truly listen to the outcry of people in Utah, and STOP THIS DATA CENTER. **This isn't a joke. This isn't a game. This is our life.** We only have one earth, we should protect it.

From,
[REDACTED]

To: Hilary Venable <hvenable@midaut.org>, Brent Staheli <[REDACTED]>
From: [REDACTED]
Cc: Ariana Farber <afarber@midaut.org>, Nicole Cottle <ncottle@midaut.org>
Date: Tue, 5 May 2026 16:56:42 +0000
Subject: RE: [External] Fwd: Box Elder Data Center

Hilary,

Thank you so much for reaching out. [REDACTED] handles our Data Center sector, so I'd like to connect you with him. I've included him in this email, so he has your contact information.

Thank you,

[REDACTED]
Sr Advisor, Gas Account Management
Key Accounts – Business, Industrial Market Development
[REDACTED] [REDACTED]

 ENBRIDGE

From: Hilary Venable <hvenable@midaut.org>
Sent: Thursday, April 30, 2026 5:00 PM
To: [REDACTED]; [REDACTED]
Cc: Ariana Farber <afarber@midaut.org>, Nicole Cottle <ncottle@midaut.org>
Subject: [External] Fwd: Box Elder Data Center

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate? DO NOT click links or open attachments unless you are 100% sure that the email is safe.

This email was sent from hvenable@midaut.org.

New Sender

You have not previously corresponded with this sender. Do not click links or open attachments if you were not expecting this message!

Spencer and Ashley,

Thank you for making the Connection. My name is Hilary Venable. I work with both Ariana and Nicole, specifically on the Stratos Project.

Ashley, please give me a call at your convenience. Looking forward to touching base.

Hilary
[REDACTED]

----- Forwarded message -----

From: Spencer Layton <[REDACTED]>
Date: Thu, Apr 30, 2026 at 2:16 PM
Subject: Box Elder Data Center
To: Ariana Farber <afarber@midaut.org>, Ashley Thompson <[REDACTED]>
Cc: <ncottle@midaut.org>

Hi Ariana,

Hope everything is going well with you. I wanted to connect you with [REDACTED] at Enbridge Gas. Ashley handles all of the economic development efforts for Enbridge. She reached out to us to ask whether we were involved in the Data Center expansion in Box Elder County. I told them that your administration has been running point on that project.

Not sure if you're the one actually helping with the expansion, but if you could help Ashley get connected with the right person at MIDA, that would be great.

Ashley, feel free to jump in and clarify any aspects that I may have missed.

Best,

—
 Spencer Layton
Business Development Manager
[REDACTED]

Ariana Farber
Deputy Director
Military Installation Development Authority (MIDA)
[REDACTED]
midaui.org

To: "kristin@commfluent.com" <kristin@commfluent.com>, "mnebeker@midaut.org" <mnebeker@midaut.org>, "sturner@midaut.org" <sturner@midaut.org>
From: Leslie Duarte <[REDACTED]>
Date: Tue, 5 May 2026 17:22:09 +0000
Subject: MIDA KUTV INTERVIEW 5/5/26

Hello good morning,

My name is Leslie Duarte, with KUTV news.
I'm following up on Monday's vote approving the data center project in Box Elder County.

A lot of people heard the project was approved, but now they're wondering what actually happens next and when people might start seeing activity.

Can I please talk to someone from MIDA about this:

- What are the next steps in the process?
- Over the next few months, what should the community expect?
- What still has to be approved before construction or site work can begin?
- When could nearby residents expect to see things work on the site?

Deadline : Interview before 2pm today 5/5/26 Tuesday

Leslie Duarte
News Reporter
KUTV 2News | KMYU | KJZZ
Cell: [REDACTED]
[REDACTED]



To: Kristin Kenney Williams <kristin@commfluent.com>
From: Hilary Venable <hvenable@midaut.org>
Date: Tue, 5 May 2026 11:24:12 -0600
Subject: Re: Stratos Utah PR call

I asked Anne to look at the county calendar broadly to see if there were any absolute no-go dates as we start planning the town halls. I should have that info for the meeting on Thursday.

On Mon, May 4, 2026 at 8:33 PM Kristin Kenney Williams <kristin@commfluent.com> wrote:
: Good evening, team. First, thank you to everyone for getting us through today successfully. Now we get to work :-)

: I'd like to propose a call Thursday or Friday at either 8 a.m. OR noon, MST, either day.

: Agenda items:

- : 1. Media coverage to date assessment and where can we can improve our messaging
- : 2. Media requests continue to come in - what is strategy/next steps
- : 3. We have committed to open houses in May and June - I have some thoughts on what they should look like - we need dates
- : 4. Upcoming meetings with electeds?
- : 5. Coordination on timing of studies, establishing DRC, stakeholder outreach/commis - to stay true to statements made

: Thank you!

: Kristin Kenney Williams
: President, Commfluent Inc.
: www.commfluent.com
: kristin@commfluent.com
: 

To: Morgan Nebeker <mnebeker@midaut.org>, Derek Brenchley <dbrenchley@midaut.org>
From: Hilary Venable <hvenable@midaut.org>
Cc: Nicole Cottle <ncottle@midaut.org>, Paul Morris <pmorris@midaut.org>
Date: Tue, 5 May 2026 11:41:42 -0600
Subject: STRATOS Project Plan - 05.05.2026
Attachments: Stratos Project Area Plan - Final with updated map 05.05.2026.pdf

Good afternoon,
Attached is the Stratos Project Area Plan with the Updated Map.



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)

Stratos Project Area Plan - Final with updated map 05.05.2026.pdf

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Tue, 05 May 2026 18:03:05 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Have you picked the contractor for Stratos Data Center?

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Does this submission look like spam? [Report it here.](#)

To: Hilary Venable <hvenable@midaut.org>
From: Derek Brencley <dbrencley@midaut.org>
Cc: Morgan Nebeker <mnebeker@midaut.org>, Nicole Cottle <ncottle@midaut.org>, Paul Morris <pmorris@midaut.org>, Kristin Kenney Williams <kristin@confluence.com>
Date: Tue, 5 May 2026 12:12:42 -0600
Subject: Re: STRATOS Project Plan - 05.05.2026

Thank you, Hilary.

I just got off the call with Morgan, and she suggested we quickly meet to discuss next steps so we're on the same page. Would tomorrow before the staff meeting at 8:45 am work? We can use the same link as the staff meeting.

As an FYI, here are the steps Ops must take in accordance with 63H-1-403:

- Publish MIDA's enacting resolution in newspapers. Our current publication schedule:
 - Salt Lake Tribune: TBD
 - Deseret News: May 8, 2026
 - Box Elder Journal: May 13, 2026
- Publish the project area plan on MIDA's website.
- Within 10 days of the effective date, notify the State Tax Commission, UGRC, and the assessor and recorder of each county where the project area is located.
- Record the project area with each county where it is located.

On Tue, May 5, 2026 at 11:42 AM Hilary Venable <hvenable@midaut.org> wrote:

Good afternoon,
Attached is the Stratos Project Area Plan with the Updated Map.



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

To: Hilary Venable <hvenable@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 12:13:15 -0600
Subject: Re: Stratos Utah PR call

Okay, great, thank you.

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

On May 5, 2026, at 11:25 AM, Hilary Venable <hvenable@midaut.org> wrote:

I asked Anne to look at the county calendar broadly to see if there were any absolute no-go dates as we start planning the town halls. I should have that info for the meeting on Thursday.

On Mon, May 4, 2026 at 8:33 PM Kristin Kenney Williams <kristin@commfluent.com> wrote:

Good evening, team. First, thank you to everyone for getting us through today successfully. Now we get to work :-)

I'd like to propose a call Thursday or Friday at either 8 a.m. OR noon, MST, either day.

Agenda items:

1. Media coverage to date assessment and where can we improve our messaging
2. Media requests continue to come in - what is strategy/next steps
3. We have committed to open houses in May and June - I have some thoughts on what they should look like - we need dates
4. Upcoming meetings with electeds?
5. Coordination on timing of studies, establishing DRC, stakeholder outreach/comms - to stay true to statements made

Thank you!

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

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Paula Eldredge <peldredge@midaut.org>
Date: Tue, 5 May 2026 12:14:42 -0600
Subject: Call related to data center partner

Hi Kristin,

I received a call from [REDACTED] phone number [REDACTED] related to Stratos. He wanted a contact for one of the parties involved in the transaction - I didn't catch the name.

Paula



Paula Eldredge
Chief Financial Officer & Treasurer
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 05 May 2026 18:25:28 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [A/1/1/1](#)

Name: [REDACTED]

Email: [REDACTED]

Message: To whom it may concern,

My name is [REDACTED] I am a father, a Salt Lake City resident, and a cybersecurity specialist. I have worked in the technology sector for the entirety of my career. I'm currently 30 years old. I grew up in Texas, and moved here when I was 24. I was in awe at the sheer beauty of this state.

I want to start this letter off by stressing that I am not against innovation, progress, or AI. In fact, I am all for it. When I was 10 years old, I bought my first "Programming in C++" book with money I had saved from doing chores around the house. When I was 13, I built my first computer with money I saved from my past two Christmases and birthdays. My love for technology shaped me as a person and my career as I went on to become a programmer and eventually a cybersecurity consultant. I have spent the past 8 years of my career diving into emerging technology and furthering my understanding of it. I built a machine learning algorithm using data and my computer's graphics card 2 years ago. With all of that said, I want to state again that I am not against progress. However, when I look at this datacenter proposal and approval, I don't see progress. I see another instance of local government being bought out by a billionaire and leaving the citizens to foot the bill.

I am sure that there are many good faith arguments for this project, and many developers who will tell you that the datacenter "won't take a single electron from the grid," will "create its own power" or "it will use closed loop systems." They say that the water is used once and recycled, forever. At the small, home-built gaming computer, this may be true, but this is not a single computer, this is a massive AI datacenter in the middle of the desert in Utah. As the chips get smaller and the demands of AI get larger, the heat that these chips produce run so hot that, to keep them at a consistent operational level, the closed loop lines are bled and new water is added. This is due to the heat, which leaches sludge, known as forever chemicals, directly into the water. This water is then evaporated by the millions of gallons. Projections show roughly 11.6 million gallons per day, which is the equivalent of 145,000 people. To put that in perspective, that is roughly the population of St. George and Herriman combined. Per day. The water does not stay in the loop, it is evaporated, leaving forever chemicals behind.

About 3 years ago, my wife was diagnosed with chronic asthma. The doctors attributed it primarily to Utah's winter pollution. In fact, roughly 11% of adults in Utah have asthma. Compared to 8% of my home state of Texas. Nothing has been done to fight this pollution, and this data center indeed moves us in the opposite direction. The projections for this datacenter show that it will add the equivalent of 6.3 million cars to the roads, permanently increasing our state's pollution.

In summary, If a billion dollar company or entity is telling you that these forever chemicals won't affect our water table, or leach into the environment, or that it won't add pollution to the atmosphere, they are not giving you the science, they are giving you a sales pitch. We have seen this consistently in the past. We have seen this with Monsanto and their round up products. They state that they are safe enough to drink while in fact, their products cause cancer all while they fund their own studies that ignore data to push this false narrative. We have seen this with asbestos. We have seen this with tobacco and cigarettes. We have seen this with Edge Homes. We are told that if we don't say yes, we are leaving innovation behind. That we are walking away from the future. An employer that consistently disregards environmental impact, and does not provide sustained jobs, all while hiking up prices on nearby communities, is not an employer, nor an innovator. They are an extraction upon the citizens in our community. A drop of clean water for our community, our children, our family, is worth much more than a chat bot that can generate pictures. Clean, breathable mountain fresh air for generations to come is more important than a chat bot that can generate a poem. I'm disappointed that our elected officials don't see that, especially considering how precious our state, parks, forests, water, lakes, rivers, air, and people are.

We are in a predicament now where officials have approved this without regard to their constituents. This approval will, without a doubt, drain our lakes and rivers, drain the health of our communities, and drain the natural beauty of our state. This lapse of regard for our state and communities will be reflected in the upcoming elections. The old will be voted out, and the new will be voted in. I will certainly be voting out any representative that approved this without hesitation.

I will be holding my officials accountable for this and now that this is approved, I have a few questions for my officials:

1. (a) I want to know what mechanisms are in place to monitor the project's impact on the regional energy prices for residential customers. (b) Who is responsible for tracking this and how will residents be notified if there is an impact?
2. The project was approved on the basis that it won't draw from the existing grid. (a) What enforcement mechanisms exist if that condition is violated? (b) Is that written into the development agreement, and (c) is that agreement publicly available?
3. (a) Is there a scheduled review period where the county will assess impact on communities around the data center?

I would like my concerns put on record, and would also like to know who I can follow up with in writing. You can find my contact information below in case you need any additional information.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CC: Boyd Bingham, Lee Perry, Tyler Vincent, Governor Spencer Cox, Burgess Owens, Mike Lee, John Curtis, Candice Pierucci, Emily Buss, Public Service Commission, and Military Installation Development Authority

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To: Paula Eldredge <peldredge@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 12:40:57 -0600
Subject: Re: Call related to data center partner

Thank you!

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

On May 5, 2026, at 12:14 PM, Paula Eldredge <peldredge@midaut.org> wrote:

Hi Kristin,
I received a call from [REDACTED] phone number [REDACTED] related to Stratos. He wanted a contact for one of the parties involved in the transaction - I didn't catch the name.

Paula

--



Paula Eldredge
Chief Financial Officer & Treasurer
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: "mnebeker@midaut.org" <mnebeker@midaut.org>
From: [REDACTED] <[REDACTED]>
Date: Tue, 5 May 2026 18:57:04 +0000
Subject: Request for pause and full independent review of Stratos data center project

Dear Morgan Nebeker,

I am writing to express serious concern about the proposed Stratos data center project in Box Elder County and to request that no further approvals, permits, tax incentives, infrastructure commitments, or construction-related actions move forward until there has been a full, independent, publicly available review of the project's cumulative impacts.

This is not a typical development proposal. Public reporting describes the project as a potential 9-gigawatt data center campus powered by natural gas, with significant implications for Utah's air quality, water use, greenhouse gas emissions, public infrastructure, tax policy, emergency services, and long-term land-use planning.

Before this project proceeds, I am asking you to require public release and independent review of the following:

1. Full projected water use, water rights, cooling technology, wastewater plans, and drought contingency triggers.
2. Full air-emissions analysis, including NOx, particulate matter, ozone precursors, hazardous air pollutants, and greenhouse gases.
3. Cumulative impact analysis on the Great Salt Lake, regional air quality, public health, wildlife, and surrounding communities.
4. Full disclosure of all tax incentives, rebates, reduced energy taxes, and projected public costs.
5. Independent analysis of road, fire, emergency-response, utility, pipeline, and public-safety impacts.
6. A clear explanation of who pays for all infrastructure and long-term monitoring costs.
7. Public access to the development agreement, interlocal agreements, energy assumptions, permitting documents, and any communications between state, county, MIDA, and project representatives.

I am not asking for a symbolic review after the major decisions have already been made. I am asking for a meaningful pause so Utah residents can understand the true costs, risks, and tradeoffs before this project becomes functionally irreversible.

At minimum, please support:

- A temporary moratorium or pause on implementation.
- A public hearing process with sufficient notice.
- Independent environmental, water, energy, and tax-impact studies.
- Binding and enforceable conditions, not voluntary assurances.
- Public notification of all permit applications and comment periods.
- Full GRAMA-accessible disclosure of relevant communications and analyses.

Utah's water, air, public lands, communities, and taxpayers deserve a transparent process proportionate to the scale of this proposal.

Please confirm receipt of this message and let me know what specific public process, comment periods, hearings, or records will be available for residents who want to stay involved.

Thank you,

[REDACTED]
St. George/Salt Lake City resident

To: "aburr@midaut.org" <aburr@midaut.org>
From: Leslie Duarte <[REDACTED]>
Date: Tue, 5 May 2026 19:02:43 +0000
Subject: MIDA KUTV INTERVIEW 5/5/26

Hello,

My name is Leslie Duarte, with KUTV news.
I'm following up on Monday's vote approving the data center project in Box Elder County.

A lot of people heard the project was approved, but now they're wondering what actually happens next and when people might start seeing activity.

Can I please talk to someone from MIDA about this:

- What are the next steps in the process?
- Over the next few months, what should the community expect?
- What still has to be approved before construction or site work can begin?
- When could nearby residents expect to see things work on the site?

Deadline : Interview before 2pm today 5/5/26 Tuesday

Leslie Duarte
News Reporter
KUTV 2News | KMYU | KJZZ
Cell: [REDACTED]
[REDACTED]



To: Derek Brenchley <dbrenchley@midaut.org>
From: Hilary Venable <hvenable@midaut.org>
Cc: Morgan Nebeker <mnebeker@midaut.org>, Nicole Cottle <ncottle@midaut.org>, Paul Morris <pmorris@midaut.org>, Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 13:04:44 -0600
Subject: Re: STRATOS Project Plan - 05.05.2026

tomorrow morning is great for me.

On Tue, May 5, 2026 at 12:13 PM Derek Brenchley <dbrenchley@midaut.org> wrote:
Thank you, Hilary.

I just got off the call with Morgan, and she suggested we quickly meet to discuss next steps so we're on the same page. Would tomorrow before the staff meeting at 8:45 am work? We can use the same link as the staff meeting.

As an FYI, here are the steps Ops must take in accordance with 63H-1-403:

- Publish MIDA's enacting resolution in newspapers. Our current publication schedule:
 - Salt Lake Tribune: TBD
 - Deseret News: May 8, 2026
 - Box Elder Journal: May 13, 2026
- Publish the project area plan on MIDA's website.
- Within 10 days of the effective date, notify the State Tax Commission, UGRC, and the assessor and recorder of each county where the project area is located.
- Record the project area with each county where it is located.

On Tue, May 5, 2026 at 11:42 AM Hilary Venable <hvenable@midaut.org> wrote:
Good afternoon,
Attached is the Stratos Project Area Plan with the Updated Map.



Hilary Venable
Project Area Director | Falcon Hill
Military Installation Development Authority (MIDA)
hvenable@midaut.org

To: Kristin Kenney Williams <kristin@confluent.com>
From: Ashley Burr <aburr@midaut.org>
Date: Tue, 5 May 2026 13:11:03 -0600
Subject: Fwd: MIDA KUTV INTERVIEW 5/5/26

Regards,
Ashley A. Burr
MIDA Mountain Veterans Program Director
[REDACTED]
aburr@midaut.org

----- Forwarded message -----
From: **Leslie Duarte** <[REDACTED]>
Date: Tue, May 5, 2026, 1:02 PM
Subject: MIDA KUTV INTERVIEW 5/5/26
To: aburr@midaut.org <aburr@midaut.org>

Hello,

My name is Leslie Duarte, with KUTV news.

I'm following up on Monday's vote approving the data center project in Box Elder County.

A lot of people heard the project was approved, but now they're wondering what actually happens next and when people might start seeing activity.

Can I please talk to someone from MIDA about this:

What are the next steps in the process?

Over the next few months, what should the community expect?

What still has to be approved before construction or site work can begin?

When could nearby residents expect to see things work on the site?

Deadline : Interview before 2pm today 5/5/26 Tuesday

Leslie Duarte

News Reporter

KUTV 2News | KMYU | KJZZ

Cell: [REDACTED]
[REDACTED]



NoName

KUTV.com

NoName



NoName

KJZZ

NoName



NoName



NoName

Embedded Attachments

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

image001[1].png

image002[1].png

image003[1].png

image004.png

image005.png

image006.png

To: "dipson@le.utah.gov" <dipson@le.utah.gov>, "rwalter@le.utah.gov" <rwalter@le.utah.gov>
From: [REDACTED] <[REDACTED]>
Cc: "mnebeker@midaut.org" <mnebeker@midaut.org>, "ahansen@boxeldercountyut.gov" <ahansen@boxeldercountyut.gov>, "lcrockett@boxeldercountyut.gov" <lcrockett@boxeldercountyut.gov>, Deq Information <deqinfo@utah.gov>, "energy@utah.gov" <energy@utah.gov>
Date: Tue, 5 May 2026 19:19:20 +0000
Subject: Constituent request: pause Stratos data center approvals pending full public review

Dear Rep. Walter and Sen. Ipson,

I am a St. George constituent writing to ask you to support a pause, moratorium, or additional legislative oversight before the Stratos data center project in Box Elder County moves any further through state, county, MIDA, tax, energy, water, or air-quality approvals.

I understand this project is outside Washington County, but the scale makes it a statewide issue. Public reporting and county materials describe a massive data center and energy development with implications for Utah's water, air quality, natural-gas use, tax incentives, public infrastructure, emergency services, and long-term land-use planning.

Before this project proceeds, I am asking you to support full public disclosure and independent review of:

1. Projected water use, water rights, cooling technology, wastewater plans, and drought-contingency triggers.
2. Air emissions, including NOx, particulate matter, ozone precursors, hazardous air pollutants, and greenhouse gases.
3. Cumulative impacts on Great Salt Lake, regional air quality, public health, wildlife, and surrounding communities.
4. All tax incentives, rebates, reduced energy taxes, and projected public costs.
5. Road, fire, emergency-response, utility, pipeline, and public-safety impacts.
6. Who pays for infrastructure, monitoring, and long-term public-service costs.
7. All development agreements, interlocal agreements, energy assumptions, permit applications, and communications between state, county, MIDA, and project representatives.

Utah should not allow a project of this size to become functionally irreversible before residents understand the true costs, risks, and tradeoffs. At minimum, I hope you will support a temporary pause, meaningful public hearings, independent environmental and fiscal analysis, and binding enforceable conditions if the project moves forward.

Please let me know what legislative tools are available to require stronger oversight of this project and future hyperscale data centers in Utah.

Thank you,

[REDACTED]
St. George, Utah

To: Leslie Duarte [REDACTED]
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 5 May 2026 13:21:15 -0600
Subject: Re: MIDA KUTV INTERVIEW 5/5/26

Hi Leslie:

With the project area only just created yesterday, we'll circle up with the development team to lay out next steps, studies needed, State regulatory processes, etc. We are committed to engaging the community all along the way with open houses and additional public meetings by way of a Design Review Committee that holds public meetings. I expect to have more information in the coming weeks.

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

On May 5, 2026, at 11:22 AM, Leslie Duarte <lduarte@skgtv.com> wrote:

Hello good morning,

My name is Leslie Duarte, with KUTV news.

I'm following up on Monday's vote approving the data center project in Box Elder County.

A lot of people heard the project was approved, but now they're wondering what actually happens next and when people might start seeing activity.

Can I please talk to someone from MIDA about this:

- What are the next steps in the process?
- Over the next few months, what should the community expect?
- What still has to be approved before construction or site work can begin?
- When could nearby residents expect to see things work on the site?

Deadline : Interview before 2pm today 5/5/26 Tuesday

Leslie Duarte
News Reporter
KUTV 2News | KMYU | KJZZ
Cell: [REDACTED]
[REDACTED]

<image001.png><image002.png><image003.png><image004.png><image005.png><image006.png>

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Tue, 05 May 2026 19:50:25 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello,

I am a Box Elder County resident and I own a business that provides video production services. I would like to find out how I can get involved and learn more about how I can provide services for employee training and safety videos for the project in Box Elder County. Thanks!

[REDACTED]

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 05 May 2026 20:58:02 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Stop the Stratos Data Center. It will fast track Utah into becoming uninhabitable. The benefit does not outweigh the cost. Be realistic and remember that our resources are not infinite.

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).

To: contact@midaut.org
From: [REDACTED] <[REDACTED]>
Date: Tue, 5 May 2026 15:00:28 -0600
Subject: Stratos Data Center

Hello,

My name is [REDACTED] I live in Utah.

This email is to protest the Stratos Data Center from acquiring any water rights because this project is not for the good of any Utahns. Utah needs to be livable.

That is not an option to throw away

We cannot afford this data center. We do not have the infrastructure for it. This will be irreparable to our ecosystems.

Stop this project and I will thank you then.

[REDACTED]

To: Lindsay Aerts <[REDACTED]>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Date: Tue, 5 May 2026 15:34:20 -0600
Subject: Re: Inside Utah Politics Guest
Attachments: Stratos May 4 Press Release .docx; _Box Elder County Authorizes MIDA to Initiate Stratos Project.pdf

Hi again. Because it may take a bit of time to get specific questions answered, I'm sending you a statement and suggesting you also use any relevant information from the MIDA and Box Elder press releases we distributed yesterday. We'll talk more about on camera opportunities.

You can attribute to me, Kristin Kenney Williams, MIDA spokesperson:

"The Stratos Project Area was just created yesterday. We will now work with the development team to lay out next steps, required studies, state regulatory processes, etc. We are committed to engaging the community along the way, including the creation of a MIDA Design Review Committee (primarily filled by Box Elder County experts) that holds public meetings. I expect to have more information in the coming weeks that answer more questions directly."

Embedded Attachments

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

[_Box Elder County Authorizes MIDA to Initiate Stratos Project.pdf](#)

[Stratos May 4 Press Release .docx](#)

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Lindsay Aerts <[REDACTED]>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Date: Tue, 5 May 2026 22:03:01 +0000
Subject: Re: Inside Utah Politics Guest

Okay, should I plan on no guest available Thursday then?

Thanks!

Lindsay Aerts
Anchor, 4 PM News
Host, Inside Utah Politics with Lindsay Aerts
[REDACTED]



From: Kristin Kenney Williams <kristin@commfluent.com>
Sent: Tuesday, May 5, 2026 3:34 PM
To: Lindsay Aerts <[REDACTED]>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Subject: Re: Inside Utah Politics Guest

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

On May 4, 2026, at 8:59 PM, Lindsay Aerts <[REDACTED]> wrote:

Appreciate it. Talk soon.

Lindsay Aerts
Anchor, Host
Inside Utah Politics
<1000009517-id-c13b346c-7322-4bcb-b529-bee0ade4fa5e.jpeg>

From: Kristin Kenney Williams <kristin@commfluent.com>
Sent: Monday, May 4, 2026 8:54:26 PM
To: Lindsay Aerts <[REDACTED]>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Subject: Re: Inside Utah Politics Guest

Super helpful, thank you; will get back to you!

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President, Commfluent Inc.
www.commfluent.com
kristin@commfluent.com
[REDACTED]

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The goal would be to answer questions on what's next for the project, but also speak to the water, power, and other concerns that the public has raised. There's also the national security component from the Trump administration that we'd like to discuss. The goal would be to help our viewers get more information about the project direct from the people who are making the decisions.

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Anchor, Host
[Inside Utah Politics](#)
<1000009517-id-c13b346c-7322-4bcb-b529-bee0ade4fa5e.jpeg>

From: Kristin Kenney Williams <kristin@commfluent.com>
Sent: Monday, May 4, 2026 8:41:40 PM
To: Lindsay Aerts <[REDACTED]>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Subject: Re: Inside Utah Politics Guest

Of course.

Can you give me a sense of how you see the story and questions going? Is this development specific or if "politics," what do you think?

Thank you!

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

On May 4, 2026, at 8:24 PM, Lindsay Aerts <[REDACTED]> wrote:

Thanks Kristin.

Do you think you can let me know by lunchtime on Wednesday? I will just need a little time to find an alternative guest to fill the segment if you can't.

I appreciate the effort to make it work.

Lindsay Aerts
Anchor, Host
[Inside Utah Politics](#)
<1000009517-id-c13b346c-7322-4bcb-b529-bee0ade4fa5e.jpeg>

From: Kristin Kenney Williams <kristin@commfluent.com>
Sent: Monday, May 4, 2026 8:17:30 PM
To: Lindsay Aerts <[REDACTED]>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Subject: Re: Inside Utah Politics Guest

Lindsay, thank you for reaching out. I'd like to loop the development team in on this request but since the project area was just created today, please understand that we need a bit of time to circle up internally; I will get back to you once I understand schedules better.

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www.commfluent.com
kristin@commfluent.com
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I've reached out to President Adams and Jerry Stevenson separately, but I'm hoping that either Sen. Stevenson or Paul Morris might be available. Adams' office tells me he's not.

The interview will be taped-to-live and will be around 7 to 10 minutes.

Thanks!

Lindsay Aerts
Anchor, 4 PM News
Host, Inside Utah Politics with Lindsay Aerts

 Outlook - Outlook

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To: Lindsay Aerts <[REDACTED]>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Morgan Nebeker <mnebeker@midaut.org>
Date: Tue, 5 May 2026 16:05:12 -0600
Subject: Re: Inside Utah Politics Guest

I don't think so. Please feel free to use any of the info for context if you want to talk about it but we're just not there to dive deep quite yet!

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

On May 5, 2026, at 4:03 PM, Lindsay Aerts <[REDACTED]> wrote:

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Lindsay Aerts
Anchor, 4 PM News
Host, Inside Utah Politics with Lindsay Aerts
[REDACTED]

<Outlook-bej230c3.png>

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Sent: Tuesday, May 5, 2026 3:34 PM
To: Lindsay Aerts <[REDACTED]>
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[Inside Utah Politics](#)
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Anchor, 4 PM News
Host, [Inside Utah Politics with Lindsay Aerts](#)
(O) 

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To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@midauf.org>
Date: Tue, 5 May 2026 16:21:40 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

----- Forwarded message -----

From: **Squarespace** <form-submission@spacesquare.info>
Date: Sun, May 3, 2026 at 9:02 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@midauf.org>

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: To whom it may concern,

I'm reaching out because I am seriously concerned about the proposed Stratos Data Center project in Box Elder County. I'd even go so far to say that I am more than concerned, I am livid that Utah leadership let this project even get this far. While it is being pitched as a big economic win, it actually screams of being a terrible deal for everyday Utahns. For your background, I have a degree in Chemical and Biomolecular Engineering and work professionally as a Data Engineer in Oncology research - I understand all of the pros of data centers and AI, but I also fully understand the risk of them, as well as the risk and cost of building a 9GW natural gas power plant.

I am completely against this project for a few major reasons:

It is going to exacerbate our already horrible air quality. Let me remind you that we consistently rank in the top 15 cities in the USA for air quality, according to the American Lung association. In addition to that, other data sources frequently show us in the top 25 cities in the world for air quality. We already deal with horrible air and those awful winter inversions. This project is asking to build 9 gigawatts of natural gas power right in our backyard - that's a whopping 225% increase in power usage. Pumping the exhaust into our air is going to make our air quality so much worse, and experts are warning it could drastically spike our greenhouse gas emissions - not to mention it can create a heat island and further alter local weather patterns.

We're already in a severe drought, and just had the worst snow snowpack on record. The Great Salt Lake is nearing record lows, and everyday Utahns are constantly being asked to conserve water. Data centers use insane amounts of water just to keep their servers cool, and while there is a claim that the data center will return much of that water to the GSL - there is no evidence to show that the consumption has been studied. Add in the water needed to run a 9 GW natural gas power plant, and it's a disaster waiting to happen. In case you forgot, natural gas power plants boil water to spin turbines. While some of that water can be recycled, 9 GW of energy production will require over 100,000 acre-feet of water per year. This might seem like a small number, but we're already in a water deficit on the order of 700,000 - 1,000,000 acre feet per year. It makes absolutely no sense to let a massive corporate campus consume our most precious resource while the rest of us are asked to slow the flow.

The tax breaks are totally unfair. The developers are getting ridiculous handouts, like dropping their energy tax from 6% down to just 0.5%, and getting up to 80% of their property taxes handed right back to them - I'd liken to this something Utah leadership hates more than anything - socialist handouts. Why should regular Utah taxpayers be left footing the bill for the roads, energy infrastructure, and emergency services this 40,000-acre mega-campus is going to need?

I understand you're a busy person, so if you can't take the time to read a well structured argument, let me at least give you a synopsis.

Utah should not be green-lighting data centers that drain our water, pollute our air, and get a free ride on taxes. This project does nothing good for us.

I am not against data centers; I am against green-lighting data centers in what is one of the geographically worst areas of the United States to build a data center. Please prioritize the health, wellness, and wallets of actual Utah residents and reject the Stratos proposal.

Thank you for your time,
[REDACTED]

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Does this submission look like spam? [Report it here.](#)

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 5 May 2026 16:22:39 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

----- Forwarded message -----

From: **Squarespace** <form-submission@squarespace.info>
Date: Mon, May 4, 2026 at 7:05 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@midaut.org>

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: To Whom It May Concern,

I would like to know MIDA's justifications for:
-the Stratos Project being built in a drought-ridden state.
-disregarding the concerns of Utah citizens.
-proceeding with this project without first doing impact studies.

Thank you for your time. I look forward to your response.

Sincerely,
[REDACTED]

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Does this submission look like spam? [Report it here](#).

To: [REDACTED]
From: [REDACTED] >
Cc: pmorris@midaut.org, hwenerable@midaut.org, cfarrington@midaut.org, [REDACTED], tvincent@boxeldercountyut.gov, lbperry@boxeldercountyut.gov, bbingham@boxeldercountyut.gov, [REDACTED] >
Date: Tue, 5 May 2026 15:22:50 -0700
Subject: Stratos Project-Housing Solutions to Preserve Hansel Valley Rangeland
Attachments: The Outpost by TradeStay (1).pdf

Dear Mr. Holmgren and Box Elder County Commissioners,

With the Stratos Project moving into its mobilization phase, we recognize that housing 4,000+ workers in Hansel Valley presents a major challenge: how to support the project without permanently damaging the rangeland or draining local water supplies.

TradeStay Outpost provides a solution specifically designed to protect the integrity of the land. We manage and operate professional, union-backed tiny home communities that are built on a "leave-no-trace" philosophy.

Our model directly addresses the primary concerns of the Hansel Valley community:

- **Land Stewardship (Zero Permanent Impact):** Our units are deployable and temporary. When a construction phase ends, we scale down or remove the units entirely. We return the land to its original state, ensuring that ranching operations and the landscape are preserved for the long term.
- **Utility Independence:** Our units are fully capable of off-grid operation. If utilities are not readily available on-site, we have the internal capacity to outsource and manage our own power, water, and waste systems. We do not need to pull from your ranch's existing resources.
- **Professional, Union-Aligned Management:** We provide a high-standard living environment for the skilled tradespeople building this project. By being union-aligned, we ensure a disciplined, respectful, and safe community that honors the local area.
- **Dynamic Scalability:** Unlike static "camps," we scale our footprint up or down in real-time. This prevents unnecessary overcrowding and ensures we only occupy the space absolutely required for the current workforce.

We believe that by prioritizing land preservation and resource independence, we can support the project's success while honoring the legacy of the families who steward this valley.

I would value the opportunity to discuss how we can de-risk the housing logistics for Phase 1. Are you available for a brief call later this week?

Thank You!



LinkedIn

TradeStay -- Raising the Standard for Workforce Housing
www.tradestay.us

Embedded Attachments

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

The Outpost by TradeStay (1).pdf

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@mida.org>
Date: Tue, 5 May 2026 16:23:56 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

----- Forwarded message -----

From: Squarespace <form-submission@squarespace.info>
Date: Tue, May 5, 2026 at 12:25 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@mida.org>

Sent via form submission from MIDA

Name: [REDACTED]

Email: [REDACTED]

Message: To whom it may concern,

My name is [REDACTED] I am a father, a Salt Lake City resident, and a cybersecurity specialist. I have worked in the technology sector for the entirety of my career. I'm currently 30 years old. I grew up in Texas, and moved here when I was 24. I was in awe at the sheer beauty of this state.

I want to start this letter off by stressing that I am not against innovation, progress, or AI. In fact, I am all for it. When I was 10 years old, I bought my first "Programming in C++" book with money I had saved from doing chores around the house. When I was 13, I built my first computer with money I saved from my past two Christmases and birthdays. My love for technology shaped me as a person and my career as I went on to become a programmer and eventually a cybersecurity consultant. I have spent the past 8 years of my career diving into emerging technology and furthering my understanding of it. I built a machine learning algorithm using data and my computer's graphics card 2 years ago. With all of that said, I want to state again that I am not against progress. However, when I look at this datacenter proposal and approval, I don't see progress. I see another instance of local government being bought out by a billionaire and leaving the citizens to foot the bill.

I am sure that there are many good faith arguments for this project, and many developers who will tell you that the datacenter "won't take a single electron from the grid," will "create its own power" or "it will use closed loop systems." They say that the water is used once and recycled, forever. At the small, home-built gaming computer, this may be true, but this is not a single computer, this is a massive AI datacenter in the middle of the desert in Utah. As the chips get smaller and the demands of AI get larger, the heat that these chips produce run so hot that, to keep them at a consistent operational level, the closed loop lines are bled and new water is added. This is due to the heat, which leaches sludge, known as forever chemicals, directly into the water. This water is then evaporated by the millions of gallons. Projections show roughly 11.6 million gallons per day, which is the equivalent of 145,000 people. To put that in perspective, that is roughly the population of St. George and Herriman combined. Per day. The water does not stay in the loop, it is evaporated, leaving forever chemicals behind.

About 3 years ago, my wife was diagnosed with chronic asthma. The doctors attributed it primarily to Utah's winter pollution. In fact, roughly 11% of adults in Utah have asthma. Compared to 8% of my home state of Texas. Nothing has been done to fight this pollution, and this data center indeed moves us in the opposite direction. The projections for this datacenter show that it will add the equivalent of 6.3 million cars to the roads, permanently increasing our state's pollution.

In summary, if a billion dollar company or entity is telling you that these forever chemicals won't affect our water table, or leach into the environment, or that it won't add pollution to the atmosphere, they are not giving you the science, they are giving you a sales pitch. We have seen this consistently in the past. We have seen this with Monsanto and their round up products. They state that they are safe enough to drink while in fact their products cause cancer all while they fund their own studies that ignore data to push this false narrative. We have seen this with asbestos. We have seen this with tobacco and cigarettes. We have seen this with Edge Homes. We are told that if we don't say yes, we are leaving innovation behind. That we are walking away from the future. An employer that consistently disregards environmental impact, and does not provide sustained jobs, all while hiking up prices on nearby communities, is not an employer, nor an innovator. They are an extraction upon the citizens in our community. A drop of clean water for our community, our children, our family, is worth much more than a chat bot that can generate pictures. Clean, breathable mountain fresh air for generations to come is more important than a chat bot that can generate a poem. I'm disappointed that our elected officials don't see that, especially considering how precious our state, parks, forests, water, lakes, rivers, air, and people are.

We are in a predicament now where officials have approved this without regard to their constituents. This approval will, without a doubt, drain our lakes and rivers, drain the health of our communities, and drain the natural beauty of our state. This lapse of regard for our state and communities will be reflected in the upcoming elections. The old will be voted out, and the new will be voted in. I will certainly be voting out any representative that approved this without hesitation.

I will be holding my officials accountable for this and now that this is approved, I have a few questions for my officials:

1. (a) I want to know what mechanisms are in place to monitor the project's impact on the regional energy prices for residential customers. (b) Who is responsible for tracking this and how will residents be notified if there is an impact?
2. The project was approved on the basis that it won't draw from the existing grid. (a) What enforcement mechanisms exist if that condition is violated? (b) Is that written into the development agreement, and (c) is that agreement publicly available?
3. (a) Is there a scheduled review period where the county will assess impact on communities around the data center?

I would like my concerns put on record, and would also like to know who I can follow up with in writing. You can find my contact information below in case you need any additional information.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CC: Boyd Bingham, Lee Perry, Tyler Vincent, Governor Spencer Cox, Burgess Owens, Mike Lee, John Curtis, Candice Pierucci, Emily Buss, Public Service Commission, and Military Installation Development Authority

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Does this submission look like spam? [Report it here.](#)

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From: Derek Brenchley <dbrenchley@midaut.org>
Date: Tue, 5 May 2026 16:24:15 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

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From: **Squarespace** <form-submission@squarespace.info>
Date: Tue, May 5, 2026 at 2:58 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@midaut.org>

Sent via form submission from AMM

Name: [REDACTED]

Email: [REDACTED]

Message: Stop the Stratos Data Center. It will fast track Utah into becoming uninhabitable. The benefit does not outweigh the cost. Be realistic and remember that our resources are not infinite.

[Manage Submissions](#)

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To: [REDACTED], "paultmorris@midaut.org" <paultmorris@midaut.org>
From: Luz Escamilla <lescammilla@le.utah.gov>
Cc: "mnebeker@midaut.org" <mnebeker@midaut.org>, Isabella Durham <idurham@le.utah.gov>
Date: Tue, 5 May 2026 22:28:21 +0000
Subject: Request for Meeting: Stratos Data Center Project

Director Morris,

On behalf of the Senate Minority Caucus, I would like to coordinate a time for your team to meet with our caucus to discuss the proposed Stratos Data Center Project. This is a very important issue to our caucus, and we have been hearing from hundreds of constituents who have expressed concerns.

I've included Isabella Durham from my office, who can assist with scheduling. We appreciate your time and look forward to connecting.

Thanks,



Senator Luz Escamilla

Senate Minority Leader | Senate District 10
lescammilla@le.utah.gov

To: "mnebeker@midaut.org" <mnebeker@midaut.org>, "sturner@midaut.org" <sturner@midaut.org>
From: [REDACTED]
Cc: "jsadams@le.utah.gov" <jsadams@le.utah.gov>, "jwstevenson@le.utah.gov" <jwstevenson@le.utah.gov>, "ncottle@midaut.org" <ncottle@midaut.org>, "auditor@utha.gov" <auditor@utha.gov>, "pmorris@midaut.org" <pmorris@midaut.org>, [REDACTED]
<[REDACTED]>
Date: Wed, 6 May 2026 03:46:36 +0000
Subject: EXPEDITED GRAMA REQUEST: Stratos/O'Leary Digital ***Action Required within 5 Business Days***

I. Formal Request for Records

Pursuant to the Government Records Access and Management Act (GRAMA), Utah Code § 63G-2-101 et seq., I hereby request the following records prepared, owned, received, or retained by your agency between January 1, 2026, and May 5, 2026:

1. **Communications:** All emails, text messages (SMS/MMS), and instant messages (e.g., WhatsApp, Signal, iMessage) sent or received by:
 - a. **Communications:** All emails, text messages (SMS/MMS), and instant messages (e.g., WhatsApp, Signal, iMessage) sent or received by the following individuals regarding the "Stratos Project," "Project S," or "O'Leary Digital"
 - b. **Box Elder County Commissioners:** Tyler Vincent, Lee Perry, and Boyd Bingham.
 - c. **MIDA Board Members & Leadership:** Stuart Adams, Jerry Stevenson, Gage Froerer, Gary Harter, Mark Shepherd, Mike Ostermiller, Ryan Starks, Jefferson Moss, and Executive Director Paul Morris.
 - d. **Liaisons:** Any staff or legal counsel acting as intermediaries between the above individuals and representatives of O'Leary Digital or West GenCo.

Note: This request explicitly includes business-related communications conducted on personal devices or private accounts, as established by the Utah State Records Committee in Mark Allen v. Utah County.
2. **Meeting Records:** All minutes, audio/video recordings, and handwritten or digital notes from any private, "special," or executive session meetings where the Stratos Project or MIDA Project Area designation was discussed or deliberated.
3. **Incentive & Technical Records:** All drafts and final versions of tax incentive agreements, land-use consent forms, water infrastructure commitments, and power-generation feasibility studies (including references to the 7.5GW plant).
4. **Keyword Search:** Perform a comprehensive digital search of records for the following terms: *GW, gigawatt, data campus, data center, hyperscale, closed-loop, water rights 13-4148, industrial bypass, O'Leary, MIDA consent, fast track, Wonder Valley.*

II. Demand for Expedited Response (5 Business Days)

I am requesting an expedited response within five (5) business days pursuant to Utah Code § 63G-2-204(4).

Statement of Public Interest:

This request is submitted for the primary benefit of the public. The subject matter involves the approval of a 40,000-acre project, the largest of its kind in not only the state of Utah, not only in *United States history*, but in GLOBAL HISTORY, which has significant and potentially irreversible implications for the Great Salt Lake and the regional water supply. The public's right to understand the deliberation process is paramount, particularly given the unprecedented speed (less than two weeks) of the approval and the denial of public comment during the May 4, 2026, meeting. Furthermore, these records are required to inform a time-sensitive local referendum, the deadline for which falls before the standard 10-day GRAMA window.

III. Request for Fee Waiver

I request a waiver of all fees associated with this request under Utah Code § 63G-2-203(4). As a citizen and resident of the state of Utah, I am seeking these records for a non-commercial purpose to provide transparency on a matter of critical environmental and civic importance. The release of these records primarily benefits the public by ensuring accountability in the management of state resources.

IV. Additional Provisions for Transparency

- **Metadata:** If any digital records are withheld or redacted, provide a log including the date, time, sender, and recipient.
- **Narrowing Clause:** If you find this request to be "unreasonably broad," I request that you contact me immediately to narrow the scope rather than issuing a blanket denial, so as to respect the 5-day expedited timeline.

I look forward to your response within five business days as required by law for expedited requests.

Sincerely,

[REDACTED]

To: [REDACTED] <[REDACTED]>
From: "pmorris@midaut.org" <pmorris@midaut.org>
Cc: [REDACTED] <[REDACTED]>, ncottle@midaut.org, hvenable@midaut.org
Date: Wed, 06 May 2026 04:13:15 +0000
Subject: Re[2]: MIDA Data Center support for AHJ

Tyler,

Thank you for reaching out. We think we are likely to need dedicated inspection services for this project.

I'm on vacation for a couple of weeks but I have copied Nicole Cottle and Hilary Venable. I am retiring June 30 and Nicole will be taking my place as Executive Director. Hilary is the Stratos Project Area Director and she will be coordinating all aspects of this development. She will reach out and set up a time to discuss your services.

Paul

----- Original Message -----

From: [REDACTED]
To: pmorris@midaut.org
Cc: [REDACTED]
Date: 5/5/2026 3:44:23 PM
Subject: Re: MIDA Data Center support for AHJ

Mr. Morris,

I'll keep this brief.

I own Beacon Code Consultants, and we currently operate as the building department and inspection authority for multiple Utah jurisdictions. We specialize in high-volume, fast-response inspections and are built to support projects where the schedule cannot slip.

With the scale and pace of the Box Elder data center, inspection capacity and coordination will make or break timelines. We can deploy immediately to support building inspections, coordinate special inspections (IBC Ch. 17), and ensure turnaround times without bottlenecks.

We are local, fully embedded in Utah code enforcement, and already structured to function as an extension of an AHJ or project team. I used to work as the AHJ on Falcon Hill and feel very prepared to navigate this incredible project.

If helpful, I'd welcome a quick 10-minute call this week to discuss how we can support MIDA or your project partners. Please let me know if there will be an RFP or if we can assist in any way on current projects.

[REDACTED]
Owner/Building Official
Beacon Code Consultants

On Mon, May 4, 2026 at 11:53 PM [REDACTED] wrote:
Mr Morris:

To: "Luz Escamilla" <lescamilla@le.utah.gov>, [REDACTED] <[REDACTED]>
From: "pmorris@midaut.org" <pmorris@midaut.org>
Cc: "mnebeker@midaut.org" <mnebeker@midaut.org>, "Isabella Durham" <idurham@le.utah.gov>, ncottle@midaut.org
Date: Wed, 06 May 2026 04:23:27 +0000
Subject: Re: Request for Meeting: Stratos Data Center Project

Senator,

I am out of town for a couple of weeks. I am copying Nicole Cottle who will be replacing me as Executive Director on July 1. I would be glad to meet with you when I return along with Nicole. No new decisions will be made prior to my return.

If Nicole is available would Monday afternoon at 3:30 on May 18 work for you?

Thank you,
Paul

----- Original Message -----

From "Luz Escamilla" <lescamilla@le.utah.gov>
To [REDACTED] <[REDACTED]>, "paultmorris@midaut.org" <paultmorris@midaut.org>
Cc "mnebeker@midaut.org" <mnebeker@midaut.org>; "Isabella Durham" <idurham@le.utah.gov>
Date 5/5/2026 4:28:21 PM
Subject Request for Meeting: Stratos Data Center Project

Director Morris,

On behalf of the Senate Minority Caucus, I would like to coordinate a time for your team to meet with our caucus to discuss the proposed Stratos Data Center Project. This is a very important issue to our caucus, and we have been hearing from hundreds of constituents who have expressed concerns.

I've included Isabella Durham from my office, who can assist with scheduling. We appreciate your time and look forward to connecting.

Thanks,



Senator Luz Escamilla

Senate Minority Leader | Senate District 10
lescamilla@le.utah.gov

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Wed, 06 May 2026 14:33:29 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [AJJJJ](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello,

I've been following MIDA's Utah Data Center Project Area and the "Stratos" development led by Kevin O'Leary. It is an impressive project that will require strong and scalable security from day one.

I represent Tarian Group, and we specialize in security for large, high profile developments. We would welcome the opportunity to support this project. Please let me know who I should connect with.

Best,

[REDACTED]
Tarian Group

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Does this submission look like spam? [Report it here.](#)

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@midaut.org>
Date: Wed, 6 May 2026 08:39:11 -0600
Subject: Fwd: Form Submission - MIDA Contact Form

----- Forwarded message -----

From: **Squarespace** <form-submission@squarespace.info>
Date: Sat, May 2, 2026 at 12:14 PM
Subject: Form Submission - MIDA Contact Form
To: <dbrenchley@midaut.org>

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hello,

I am very concerned that the Stratos Data Center project you approved has not had a sufficient level of due diligence performed by you given the many environmental risks associated with this project.

A project of this magnitude must be carefully considered and properly negotiated. MIDA and Box Elder County need to make sure it has its own legal, financial and technical experts to advise it on such a project as it undertakes what should be a heavily negotiated effort to decide if this is in MIDA's, Utah's and the county's best interests.

MIDA and the county should never be put into a position to have to "approve" something so massive without it being properly negotiated and all terms considered. Governor Cox may be putting political pressure on you and this is wrong. You need to make sure you have the advisors you need - the best legal, financial and technical experts to advise you. Ask Stratos to fund a diligence effort and pay for your independent experts as needed. See how serious Stratos is about letting you do necessary diligence and put together a deal that will provide the necessary protections and benefits to our state. Do not succumb to political pressure.

There are many issues that should be considered and addressed before any approval would even be considered. Air quality impact from the massive electrical generation via natural gas must be understood and remediated by Stratos. Water impacts must be thoroughly understood and any negative impact on the GSL water flow must be remediated by Stratos. Heat generation from such a massive data center must be understood and addressed so the effect is neutral to our already overheated state. There are significant risks and Stratos must be held accountable on the front end so that if they declare bankruptcy, funds remain for MIDA, the state and county to remediate any damage caused which could be significant.

There is so much more to be considered but these are some of my initial thoughts and concerns. Best wishes and do not go this alone. Ensure you have the experts you need to advise you and help you get to the right solution. It is never too late to correct a bad decision.

[REDACTED]

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Does this submission look like spam? [Report it here.](#)

To: "mnebeker@midaut.org" <mnebeker@midaut.org>
From: [REDACTED]
Date: Wed, 6 May 2026 15:25:55 +0000
Subject: Vendor Introduction & Early Coordination – Stratos Project Area

Hello Morgan,

I wanted to introduce Peak Industrial as development planning progresses under MIDA's oversight for the Stratos Project Area in Box Elder County.

Peak Industrial is a Utah-based company that supports infrastructure, transportation, and government operations across the West. Our work centers on selling, servicing, and renting industrial equipment, including a range of trailers and construction equipment.

Relevant to MIDA's mission, we currently support Hill Air Force Base through a contract providing maintenance and service for mission-critical refrigeration units. Our teams are accustomed to operating under base-level access controls, safety requirements, and compliance standard.

As the Stratos Project moves forward, our intent at this stage is not to pursue specific work, but to better understand MIDA's expectations for vendors operating within the project area—particularly around compliance, site access, and coordination—so we are aligned well in advance of contractor mobilization.

If there is a preferred process, point of contact, or timing for vendor orientation or early coordination, I would appreciate your guidance.

Respectfully,

[REDACTED]
President
Salt Lake City, UT
Phone: [REDACTED]
Cell: [REDACTED]
www.peakindustrialinc.com



To: legals@sitrib.com
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Wed, 6 May 2026 09:42:02 -0600
Subject: Fwd: Publication Legal Notice
Attachments: 2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06 (2).pdf

Hi!

Just following up on this.

Thanks!



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
mnebeker@midaut.org

----- Forwarded message -----

From: **Morgan Nebeker** <mnebeker@midaut.org>
Date: Mon, May 4, 2026 at 6:00 PM
Subject: Publication Legal Notice
To: legals@sitrib.com

1. Morgan Nebeker, 450 Simmons Way, Kaysville, UT 84037, [REDACTED]
2. Published: Soonest publication date as possible
3. No quote needed
4. Document attached



Morgan Nebeker
Records & Public Meetings Administrator
Military Installation Development Authority (MIDA)
mnebeker@midaut.org

Embedded Attachments

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

2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06 (2).pdf

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Wed, 06 May 2026 09:13:47 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Early update May 6, 2026

NEWS

State authority claims massive data center will benefit Utah military installations - KUTV

KUTV

... support of national defense," said Kristin Kenney Williams, a spokesperson for the Military Installation Development Authority, or MIDA.



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State Democrats, other opponents question MIDA's role in Box Elder data center controversy

Cache Valley Daily

The Military Installation Development Authority is a state entity created in 2007 to further economic development across multiple jurisdictions ...



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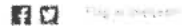
Box Elder County commissioners OK controversial data center proposal | KSL.com

KSL News

Utah's Military Installation Development Authority, or MIDA, which promotes economic development initiatives intertwined with military projects ...



Downloaded from KSL.com



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Hyperscale data center project in Utah: Here's what we know ahead of the Box Elder County vote

The Salt Lake Tribune

... Military Installation Development Authority and investor Kevin O'Leary, after postponing the decision last week amid pressure from protesters ...



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Box Elder County Commission votes to allow controversial data center, despite massive outcry

Fox 13 News

... Military Installation Development Authority. Commissioner Lee Perry said this provides "guardrails" to protect local residents. The second ...



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Angry residents fail to stop Utah data center project - YouTube

YouTube

the massive energy and data campus backed by Utah's Military Installation Development Authority and celebrity investor Kevin O'Leary. MIDA ...



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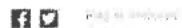


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Hundreds cry out as Box Elder commissioners wave in massive data center

Utah News Dispatch

The resolutions were required by state law to allow the Military Installation Development Authority, or MIDA, to move forward with the Stratos project ...



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Military Installation Development Authority - KUER

KUER

Skip to main content. Search Query Show Search. Schedule. Weekly Schedule · KUER-2: BBC · KUER-3: Classical KUER · KUER-4: Avanza ...

  [Posted on Facebook](#)

At contentious meeting, Box Elder County OKs massive data center project backed by a ... - KPCW
KPCW

... **Military Installation Development Authority** and celebrity investor Kevin O'Leary. "We need to realize and remember that everybody has property ...

  [Posted on Facebook](#)

There's a mysterious Utah agency behind that proposed huge data center. Here's how MIDA works.

The Times-Independent

Utah's **Military Installation Development Authority** — MIDA, for short — is an unusual government entity, one that has an ostensible mission of ...

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To: Morgan Nebeker <mnebeker@midaut.org>
From: Derek Branchley <dbranchley@midaut.org>
Date: Wed, 6 May 2026 10:30:00 -0600
Subject: Re: Publishing Stratos Project Area Notices

Here is a sample email for the notice:

Good afternoon,

In accordance with Utah Code 63H-1-403(5), the Military Installation Development Authority (MIDA) is providing your entity with notice of the Stratos Project Area. Attached is the project area plan. This document includes maps and legal descriptions of the properties added to the project areas.

Please do not hesitate to contact me if you have any questions.

Will you also record the project area with the Box Elder County recorder's office? To do this, we use Prime Title Company to record it. Simply provide them with the project area plan and ask them to record it with Box Elder County. The contact person at Prime Title Insurance Company is Angie Simmons:

Once you receive the recorded copy, notify Paula, Hilary, and me, and then put it in the repository. Thanks!

On Mon, Apr 27, 2026 at 9:10 AM Derek Branchley <dbranchley@midaut.org> wrote:

I forgot to add that the resolution is contingent on Box Elder County consenting to the Project Area, so please don't publish or send anything until Box Elder approves the plan as well. I jumped the gun!

On Mon, Apr 27, 2026 at 9:07 AM Derek Branchley <dbranchley@midaut.org> wrote:

Hi Morgan,

Will you work on the required notifications today for the Stratos Project Area? The requirements are outlined in Utah Code 63H-1-403.

63H-1-403(1)-(2) requires that the resolution adopting a project area plan (not the project area plan itself) be published in a newspaper. Publish this in these newspapers:

- Deseret News: Submit the legal notice online at <https://www.deseret.com/pages/legal-notices/>
- Salt Lake Tribune: (This link contains the information you need)
- Box Elder News Journal: Email sales1@benewsjournal.com or call [REDACTED]

Simply pay for the notices with your P-card. After the notices are published, you'll get a notarized "proof" of publication from each paper. File those in the repository with the project area plan.

63H-1-403(4) requires posting the project area plan on MIDA's website. Simply contact Chris at Honey (chris@honeyinc.com), and ask him to post it today.

63H-1-403(5) requires notifying several entities within 10 days (so this doesn't need to be done today). This can also be done via email. This requires a notification to:

- State Tax Commission (email salesstandst@utah.gov)
- Utah Geospatial Resource Center (UGRC) (email ugrc@utah.gov)
- Assessor and recorder of each county

Let me know if you have any questions and thank you!



Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
midaut.org

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Wed, 06 May 2026 09:58:39 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update: May 6, 2026

NEWS

'I've never felt this threatened'. Box Elder County Commissioner addresses backlash ... - ABC4 Utah

ABC4 Utah

Recently, the county commission approved an agreement that paved the way for Utah's Military Installation Development Authority (MIDA) to move forward ...



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There's a mysterious Utah agency behind that proposed huge data center. Here's how MIDA works.

The Times-Independent

Here's how MIDA works. The group has backed projects ranging from a luxury slopeside hotel to an aerospace research park. Its hyperscale plan in Box ...



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State Democrats, other opponents question MIDA's role in Box Elder data center controversy

Cache Valley Daily

The seemingly faceless Military Installation Development Authority (MIDA) is the Utah entity -- combined Canadian millionaire businessman Kevin O' ...



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Amid boos, Box Elder County Commission unanimously approves plan for massive data center

MSN

Two resolutions approved at Monday's meeting reportedly put guardrails in place to protect residents and allow MIDA to operate within the county.



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Germany's AIXTRON to build semiconductor plant in Malaysia-Xinhua

xinhuanet.com

... (MIDA) said on Tuesday. The investment marks a key milestone in the company's global expansion strategy and strengthens Malaysia's position as a ...



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Germany's AIXTRON SE inks deal to build greenfield manufacturing facility in Penang

TechNode Global

... has concluded an agreement on greenfield manufacturing facility in Penang, Malaysia, with the Malaysian Investment Development Authority (MIDA).



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To: Hilary Venable <hvenable@midaut.org>
From: Ashley Burr <aburr@midaut.org>
Date: Wed, 6 May 2026 11:32:31 -0600
Subject: Re: SIGNATURES NEEDED - STRATOS ILA

Sent
Regards,
Ashley A. Burr
MIDA Mountain Veterans Program Director
[REDACTED]
aburr@midaut.org

On Wed, May 6, 2026 at 11:10 AM Hilary Venable <hvenable@midaut.org> wrote:
This is the STRATOS Project Area Interlocal Agreement that received consent by resolution on May 4th and April 24th. This is a five year Interlocal Cooperation agreement between MIDA and Box Elder County.

Box Elder County and Paul have signed. Please route to:
Richard Catten - Approve as to form
Morgan Nebeker - Attest

When complete please file it in a NEW PROJECT AREA folder under "GOVERNING".
Send executive copy to:

Hilary Venable
Paul Morris
Nicole Cottle
Richard Catten
Derek Branchley
Anne Hansen (ahansen@boxeldercountyut.gov)



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

--

You received this message because you are subscribed to the Google Groups "Contracts" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [REDACTED]

To view this discussion visit [REDACTED]

For more options, visit [REDACTED]

From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Hilary Venable <hvenable@midaut.org>, Derek Brenchley <dbrenchley@midaut.org>, Kristin Kenney Williams <kristin@commfluent.com>
Date: Wed, 6 May 2026 11:37:53 -0600
Subject: Stratos Project Area Overview
Attachments: STRATOS.pdf

Good morning: I hope this overview is helpful to you and your staff. Please do not hesitate to reach out to Hilary, Derek or myself with any questions as we move forward.
Thank you.

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


Embedded Attachments

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

STRATOS.pdf

To: Chris Coombs <chris@honey.inc>
From: Derek Brenchley <dbrenchley@midaut.org>
Cc: Hilary Venable <hvenable@midaut.org>, Kristin Kenney Williams <kristin@commfluent.com>, Nicole Cottle <ncottle@midaut.org>
Date: Wed, 6 May 2026 12:31:32 -0600
Subject: Documents to Post on MIDA Website
Attachments: 2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf; 2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf; 2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf; Stratos Project Area Plan - May 2026.pdf

Hello everyone,

Attached are four PDF documents for posting on the MIDA website:

- Resolution Enacting the Stratos Project Area Plan
- Stratos Project Area Plan
- Ordinance Levying a Sales and Use Tax
- Standards and Guidelines for the Stratos Project Area

Two items are outstanding; I'll send them when they're ready:

- Interlocal agreement between MIDA and Box Elder County (may be ready later today)
- Development agreement

Hilary — can you send Chris the original image of the project area map in the highest resolution you have available?

Thanks,
Derek B.



Derek Brenchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
dbrenchley@midaut.org

Embedded Attachments

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

2026.04.24 Ordinance 2026-01 Stratos Energy Tax Ordinance.pdf

2026.04.24 Resolution-07 Stratos Standard and Guidelines.pdf

2026.04.24 Stratos Project Area Plan MIDA BOARD Resolution-06.pdf

Stratos Project Area Plan - May 2026.pdf

To: Derek Branchley <dbrenchley@midaut.org>
From: Hilary Venable <hvenable@midaut.org>
Cc: Chris Coombs <chris@honey.inc>, Kristin Kenney Williams <kristin@commfluent.com>, Nicole Cottle <ncottle@midaut.org>
Date: Wed, 6 May 2026 12:39:23 -0600
Subject: Re: Documents to Post on MIDA Website
Attachments: Stratos District Project Area - Exhibits A & B - FINAL 04.28.2026 (1).pdf

On Wed, May 6, 2026 at 12:32 PM Derek Branchley <dbrenchley@midaut.org> wrote:
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Derek Branchley
Chief Operations Officer
Military Installation Development Authority (MIDA)
midaut.org

Embedded Attachments

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

Stratos District Project Area - Exhibits A & B - FINAL 04.28.2026 (1).pdf