

world through reliable energy supply while creating real opportunity for communities here at home.”

“We recognize this project as a meaningful step in strengthening the nation's energy and data infrastructure in support of national defense,” said Michael Moore, Director of Staff, Hill Air Force Base, 75th Wing Command. “We also appreciate the continued partnership between MIDA and HAFB, and of course in conjunction with Box Elder County; the coordinated efforts are helping advance infrastructure that supports mission readiness.”

“Utah leaders understand one of the most important issues in America: China is competing for economic, military and digital dominance. They are bringing on new power and Data Center capacity at an unprecedented pace. We can't be idle,” said Kevin O'Leary, Chairman of O'Leary Digital. “That's why our facility in Box Elder County will be one of the world's premier data center campuses. It will bring multiple Giga Watts of AI capacity. It will make America more secure and innovative. It will be another example of Utahns leading globally. We've looked all over the world and there are only a handful of places that can support this. Utah is one of them. This is how we compete and stay in an AI leadership position and I'm appreciative of the foresight of Utahns and the partnership of Box Elder landowners, in helping us make that happen.”

Key Project Highlights

- **Energy Reliability & Independence** – The project is designed to include dedicated on-site power generation, allowing the campus to meet its own energy needs without placing additional demand on the existing electrical grid.
- **Economic Impact** – The project is expected to support thousands of construction jobs and long-term career opportunities across energy, technology, and operations sectors.
- **Agriculture & Land Stewardship** – Development is planned in phases and designed to coexist with existing agricultural uses through leaseback agreements, conservation buffers, and open space preservation.
- **Water-Wise Design** – Advanced recirculating cooling systems are expected to significantly reduce long-term water consumption compared to traditional data center operations.
- **Strategic Location** – The site offers proximity to major natural gas infrastructure and fiber networks, supporting scalable and efficient long-term development.

The project is being developed through a partnership that includes O'Leary Digital and West GenCo, with coordination from state and local stakeholders. Development is expected to occur in phases over multiple years, with further planning, infrastructure coordination, and community engagement to follow. The public will be engaged and involved every step of the way.

With the approvals, the Stratos Project Area moves into its next phase—focused on detailed planning, infrastructure development, and continued collaboration with Box Elder County and stakeholders across Utah.

###

About MIDA

The Military Installation Development Authority (MIDA) is a state entity focused on supporting military missions and strengthening Utah's defense-related infrastructure. In partnership with the military, local communities and partners who support military missions, MIDA helps deliver projects that improve readiness, enhance facilities, and support long-term economic and operational growth. Learn more at www.midaut.org

STRATOS – RECNET MEDIA MENTIONS

Last Updated: 4/28/26

NATIONAL MEDIA:

[Fox News: Kevin O'Leary details massive Utah AI data center to rival China's tech dominance](#)

[Fox News: Kevin O'Leary discusses Utah AI data center project to rival China](#)

[Fox News Business / Kevin O'Leary LinkedIn Post](#)

LOCAL MEDIA:

[KSL: Utah, Box Elder County officials mull plan to spur energy production, data center development](#)

[Deseret News: Utah paves way for 'Shark Tank' star's massive energy, data center development](#)

[KPCW: MIDA, 'Shark Tank' Kevin O'Leary announce new data center project area](#)

[Salt Lake Tribune: Box Elder County delays vote on hyperscale data center, under pressure from protesters and Utah leaders](#)

[Town Lift: Box Elder County delays vote on MIDA data center project, citing transparency concerns](#)

[ABC4: 'We are listening': Box Elder Commissioners table decision on controversial data center following public outcry](#)

[KSL: Amid questions and concerns, Box Elder County leaders delay action on data center proposal](#)

[Salt Lake Tribune: Buzz of the Week: Is Kevin O'Leary's data center deal good for Utah?](#)

INDUSTRY NEWS:

[DCD: Utah Planning Commission delays decision on Kevin O'Leary-backed data center project](#)

Tom's Hardware News: New AI data center in Utah will generate and consume more than twice the amount of power the entire state uses — Kevin O'Leary's 9 Gigawatt Utah data center campus approved

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

Let's Data Science: O'Leary Digital Builds 9 GW Utah AI Data Center Campus

STRATOS PROJECT AREA PLAN

April 24, 2026

Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military and private land in Utah and to strengthen the state’s support of national defense missions. MIDA works in partnership with local governments, the State of Utah (“State”), and private industry to promote economic development and infrastructure that supports military readiness and related industries.

MIDA, after coordinating with private landowners, the developer, Box Elder County (“County”), and the State, established the Stratos Project Area (“Project Area”) by adoption of this Stratos Project Area Plan (“Plan”). The Project Area consists of approximately forty thousand acres of privately owned land (“Private Land”) and twelve hundred acres of military land and state-owned land (“Project Area Military Land”); all located in the unincorporated area of the County. The Project Area Military Land includes a portion of the Utah Test and Training Range (“UTTR”) and land owned by the State adjacent to the UTTR land. In addition, this Plan designates the remainder of the UTTR land, Hill Air Force Base, the Falcon Hill Project Area, as amended, and the statewide National Guard properties described in the Utah National Guard Project Area Plan, as military land associated with the Project Area (“Associated Military Land”).

The Project Area is intended to support the development of state-of-the-art energy generation; hyperscale data center(s); advanced manufacturing; housing, commercial facilities, and other compatible uses; and, the corresponding infrastructure and improvements. Of particular importance is recognizing the rural/agricultural nature of the surrounding area and the continuance of ranching uses prior to and after construction. (“Development Project”)

Energy resilience strengthens national security while also supporting regional economic growth and workforce development. The nature of the type of data center being contemplated will specifically cater to hyperscale providers who include the federal government and related defense industry users as clients.

The Development Project enhances the alignment of local, state, and national initiatives to protect critical infrastructure, advance energy reliability, and support national defense and long-term energy independence. The planned energy users are large data centers and advanced manufacturers that will both directly benefit military and national defense related missions and the public generally. Both the energy generation and the large energy users will provide significant economic growth to the military, the County, and the State.

Pursuant to the MIDA Act, the inclusion of non-military land within the Project Area requires the consent of the County through the adoption of a resolution (“County Consent”), as well as the consent of each private landowner whose property is included within the Project Area (“Landowner Consent”). Each private landowner has provided MIDA with their Landowner Consent. On May 4, 2026, the County approved the County Consent.

The preparation of a draft project area plan (“Draft Plan”) is required pursuant to the provisions of the MIDA’s enabling legislation, Title 63H, Chapter 1, Utah Code Annotated (“MIDA Act”), prior to the designation of the Project Area and the implementation of development and financing tools authorized under the Act. In accordance with the MIDA Act, not less than ten (10) days’ notice was provided of the

public meeting of the MIDA Board at which the Draft Plan was considered. The public meeting was held on April 24, 2026. As provided in the MIDA Act, at the public meeting the MIDA Board is authorized to make any modifications to the Draft Plan that the board “considers necessary or appropriate.” This Plan incorporates those modifications.

Stratos Project Area Legal Description and Maps and Associated Military Land

The land included in the Project Area consists of the Private Land and the Project Area Military Land. The map and legal description of the Private Land are attached as Exhibit A, and the map and legal description of the Project Area Military Land are attached as Exhibit B. The Associated Military Land is listed in Exhibit C.

Purpose and Intent

MIDA is advancing the development of integrated energy generation, a data center complex, and advanced manufacturing to strengthen energy resilience in support of national defense interests. This effort aligns with established federal policy recognizing that reliable energy systems and advanced computing infrastructure are foundational to national security and military mission readiness, including *Executive Order 14110, which emphasizes the importance of secure and resilient infrastructure to support advanced computing and defense-related capabilities*. The Development Project is expected to generate thousands of jobs across energy production, data center operations, manufacturing, engineering, construction, and training, and is intentionally structured as an integrated energy ecosystem rather than a single-use development. The Project will also include residential and mixed-use commercial development intended to accommodate the workforce supporting the energy and technology industries within the Project Area and surrounding region.

These power generation and data center components strengthen the United States’ energy resilience as a matter of national security. Energy independence is a strategic necessity, as secure, domestically controlled power and data capacity protects mission-critical operations, reduces reliance on foreign adversaries, and ensures operational continuity during disruption.

Advanced technologies proposed within the Project Area are designed to outperform conventional infrastructure models. Integrated water treatment and desalination processes are anticipated to achieve a net positive water outcome, reducing long-term regional demand while supporting high-intensity industrial and data center uses.

Through this initiative, the State, MIDA, the County, the developer, and the landowners and their partners are positioned to lead nationally in defense-aligned energy development. The Project Area is intended to function as a critical national asset and a replicable model—demonstrating how coordinated federal, state, and local action can strengthen infrastructure, support national defense, and advance energy independence at scale. The Development Project will produce ongoing revenue that will be used by MIDA to support new improvements and missions on the Associated Military Land; provide the State with revenue for it to pursue its purposes statewide; and, provide significant perpetual funding to the County for providing municipal services to the Project Area, support the local school district, and enhance its local government services and programs generally.

Accordingly, it is the purpose and intent of MIDA to encourage new energy-focused development, compute power, and advanced manufacturing, fulfilling the objectives set forth in the MIDA Act. Ultimately, this project positions Utah as a national leader in innovation and energy independence.

The purpose and intent of MIDA, with respect to the Project Area Plan, is to:

- A. Support the military and defense related initiatives on the Associated Military Land
- B. Encourage and assist economic development
- C. Create additional jobs
- D. Provide the expansion of the tax base and economic health of the County and the State of Utah
- E. Implement the financing provisions of the MIDA Act and the contracts entered into pursuant to the MIDA Act
- F. Encourage economic use and new construction upon the land located within the Project Area
- G. Promote development that complements emerging energy and technology industries while strengthening the economic base of the County
- H. Provide for compatible relationships among land uses and quality standards for development such that the Project Area functions as a unified and viable center of economic activity
- I. Removal of impediments to development through a streamlined development review
- J. Ensure that the Project Area is provided the necessary public utilities and infrastructure improvements
- K. Achievement of an environment reflecting an appropriate level of concern for design and construction principles that reflect the rural nature of the County, mitigate the development impacts, support innovation and state-of-the-art development, all through encouragement, guidance, and appropriate controls.

Findings and Determinations

Pursuant to the MIDA Act §63H-1-402(2)(c), the MIDA Board makes the following findings:

Public Purpose

The Development Project serves a clear public purpose by advancing national defense and energy resilience objectives, including support for military mission readiness and critical defense infrastructure, while also supporting coordinated economic and infrastructure development that benefits the State and the County.

Public Benefit

The Development Project provides substantial public benefit, including the creation of thousands of jobs, investment in energy, data, and manufacturing infrastructure, support for workforce training and veteran employment, and environmental benefits achieved through advanced and water-efficient technologies.

Economic Soundness and Feasibility

The implementation of the Plan is economically sound and feasible. The Development Project is supported by partnerships between MIDA, the County, the State, and private sector participants, together with financing mechanisms authorized under the MIDA Act.

Public Peace, Health, Safety, and Welfare

The Plan promotes public peace, health, safety, and welfare by providing for orderly development, coordinated infrastructure investment, reliable energy systems, and the provision of essential public utilities and services necessary to support the Development Project and the surrounding area.



STRATOS PROJECT AREA OVERVIEW

WHAT

The Military Installation Development Authority (MIDA) Board of Directors and the Box Elder Commission have approved the Stratos Project Area that supports military readiness and national security, and advances major energy and technology investment in Northern Utah. Next steps are detailed planning, State of Utah-required air, water and other environmental studies, infrastructure development, and continued collaboration with Box Elder County and stakeholders across Utah, including community open houses with the development team.

WHEN

The MIDA Board of Directors approved on Friday, April 24 the creation of the Stratos Project Area in Box Elder County, advancing a significant energy and technology infrastructure project in Northern Utah and positioning Utah as a key player in strengthening America's energy capacity and national security infrastructure. The Box Elder County Commission on Monday, May 4 approved an interlocal agreement and a resolution to consent to the new MIDA project area.

WHO

The project is being developed through a partnership that includes O'Leary Digital Utah Development Co., LLC., with coordination from state and local stakeholders. "Utah leaders understand one of the most important issues in America: China is competing for economic, military and digital dominance. They are bringing on new power and Data Center capacity at an unprecedented pace. We can't be idle," said **Kevin O'Leary, Chairman of O'Leary Digital**. "That's why our facility in Box Elder County will be one of the world's premier data center campuses. It will bring multiple Giga Watts of AI capacity. It will make America more secure and innovative. It will be another example of Utahns leading globally. We've looked all over the world and there are only a handful of places that can support this. Utah is one of them. This is how we compete and stay in an AI leadership position and I'm appreciative of the foresight of Utahns and the partnership of Box Elder landowners, in helping us make that happen."

The stellar development team has committed to fund all public infrastructure for the project area, as well as \$16.2 million in up-front funding to offset initial impacts on the Box Elder County budget. O'Leary Digital has expressed a desire to prioritize local hiring as well as partner with local university and school district entities to build AI curriculum.

WHERE

The approved project area spans approximately 40,000 acres in the most western and unincorporated part of Box Elder County and is designed to support the development of a large-scale data and energy campus intended to power artificial intelligence, cloud computing, and mission-critical national defense operations.

At full buildout, the project includes planned capacity of up to 9 gigawatts of power generation in Utah (part of a 15 GW multi-site strategy), positioning the state as a leader in next-generation energy and compute infrastructure. State revenues are expected in the multi-millions from Phase 1 to full build-out, including sales and property tax revenues.



BOX ELDER COUNTY REVENUES

From the energy/data complex:

- Cover all municipal services first; County has full discretion with remaining revenues;
- Phase One – Committed 3GW - \$30m annually;
- At ~9GW build out - \$108m annually

From the mixed use/manufacturing:

- 25% of PTA distributed to taxing entities for municipal services;
- No burden on County taxpayers; again, revenues cover all municipal services first, with remaining funds at the County's full discretion



LEADERSHIP SUPPORT

"Utah continues to lead the nation in innovation and opportunity," said **Governor Spencer Cox**. "The Stratos Project Area represents the kind of forward-thinking investment that strengthens our economy, supports national security, and creates meaningful opportunities for Utah families, while being done the right way—in partnership with local communities."

"Utah has earned its reputation as one of the strongest economies in the nation because of our vision and intentional planning," said **Senate President and MIDA Board Chair J. Stuart Adams**. "We've built that strength by looking ahead and investing in the things that matter most. With demand for secure infrastructure and energy rapidly increasing, this project supports the free world through reliable energy supply while creating real opportunity for communities here at home."

"[The May 4] decision isn't the end of the oversight process, but just the beginning," said **Box Elder County Commissioner Tyler Vincent**. "We appreciate all the residents who shared comments, questions and concerns with us as we took the necessary time to do a thoughtful evaluation of the project. The agreement we negotiated with MIDA reflects thoughtful consideration of long-term economic opportunity, infrastructure planning, and responsible stewardship."

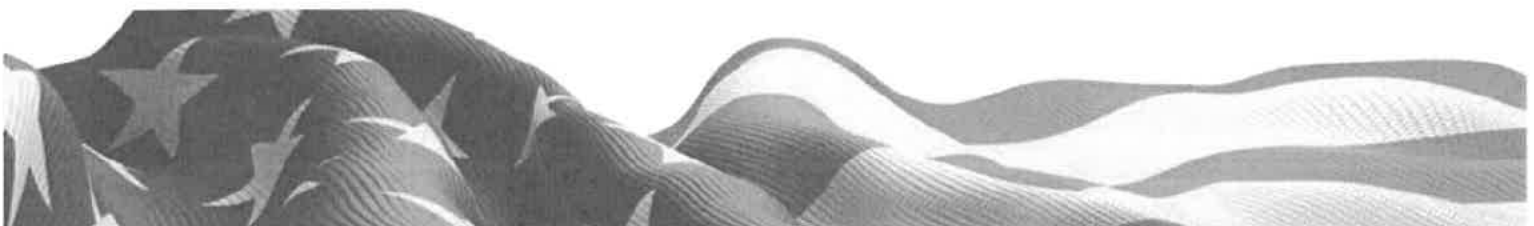
"We recognize this project as a meaningful step in strengthening the nation's energy and data infrastructure in support of national defense," said **Michael Moore, Director of Staff, Hill Air Force Base, 75th Wing Command**. "We also appreciate the continued partnership between MIDA and HAFB, and of course in conjunction with Box Elder County; the coordinated efforts are helping advance infrastructure that supports mission readiness."

"From a military standpoint, projects like this matter because national security has to be built into our infrastructure from the start," said **Col. Andy Owens, Director of Utah National Guard Joint Staff**. "Investments that strengthen energy resilience and support critical systems help ensure we're prepared for the challenges ahead and able to operate without interruption when it matters most. Having reliable energy and strong data infrastructure is becoming critical to how we operate, and efforts like this help strengthen readiness in a very real way. We're grateful for the collaboration and the shared focus on moving military readiness forward."



KEY PROJECT HIGHLIGHTS

- **Military & National Security** – The project will support energy resilience, compute power and data storage for defense operations. Revenues will support critical infrastructure projects at HAFB and the Utah National Guard.
- **Energy Reliability & Independence** – The project is designed to include dedicated on-site power generation, allowing the campus to meet its own energy needs without placing additional demand on the existing electrical grid.
- **Economic Impact** – The project is expected to support thousands of construction jobs and 2,000 permanent opportunities across energy, technology, and operations sectors.
- **Agriculture & Land Stewardship** – Development is planned in phases and designed to coexist with existing agricultural uses through leaseback agreements for grazing, rancing and farming; conservation buffers; and open space preservation. 100% of consenting landowners within the Stratos Project Area say they are pleased to be able to maintain their agriculture way-of-life while securing career jobs with data center operations.
- **Water-Wise Design** – Advanced recirculating cooling systems with on-site heat rejection to the atmosphere, recycles treated water with very low evaporation. The systems use only existing water rights attached to the private property which means less net consumption than current agricultural/ranching use, creating a net benefit to the Great Salt Lake watershed, as well as less net consumption compared to traditional data center operations.
 - The development team is purchasing 13,564-acre feet of water from the private landowners. Of that, 2,864-acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville (Locomotive). The full data/energy campus build-out is projected to utilize 2,180-acre feet of water. With the zero-water technology, the projection goes down to 500-1,100-acre feet.
- **Strategic Location** – The Hansel Valley site offers direct access to major natural gas infrastructure (Ruby Pipeline) and fiber networks, supporting scalable and efficient long-term development. The site is located outside the Wasatch Front air quality nonattainment area.
- **Box Elder Commission** – In providing consent for the new MIDA project area, the Commission negotiated the inclusion of several improvements and guardrail provisions in an interlocal agreement between the County and MIDA, including:
 - Limits on noise levels at both the data center and power plant not to exceed 55 decibels (similar to the sound level of a dishwasher or neighborhood street.)
 - Restrictions on building heights to align with the County's emergency response capacity, or, if exceeded, a requirement that the developer provide a new appropriately equipped fire truck every 10 years.
 - Compliance with Dark Sky regulations.
 - Agricultural safeguards for free range areas (fencing.)
- **Timeline & Community Engagement**- Development is expected to occur in phases over multiple years, with further planning, infrastructure coordination, and community engagement to follow with open houses. MIDA will also create a Design Review Committee as seen in other MIDA project areas that will be largely represented by Box Elder County expert staff and a local landowner.



MILITARY INSTALLATION DEVELOPMENT AUTHORITY

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

WHEREAS, MIDA has adopted a final Project Area Plan for the Stratos Project Area pursuant to §§63H-1-101 et seq. Utah Code Annotated 1953, as amended (the "MIDA Act"), which will become effective upon the date and time set forth in Resolution 2026-06, by which the MIDA Board adopted the Project Area Plan; and

WHEREAS, the MIDA Act defines the Project Area Plan as "a written plan that, after its effective date, guides and controls the development within a project area"; and

WHEREAS, the Project Area Plan requires the adoption of Development Standards and Guidelines ("Development Standards") that will assure orderly development within the Stratos Project Area; and

WHEREAS, the Development Standards, as attached hereto, establish the regulatory framework governing administration, review procedures, land use regulations, design standards, signage, roadway design, utility design, energy infrastructure, and phasing and infrastructure coordination for the Box Elder County location of the Stratos Project Area.

NOW, THEREFORE, BE IT RESOLVED by the MIDA Board that the Development Standards and Guidelines for the Box Elder location of the Stratos Project Area, in substantially the final form attached hereto as Exhibit 1 and incorporated herein by reference, are hereby adopted subject to such changes as may be found necessary or appropriate by the Executive Director to make the Development Standards consistent with both the Master Development Agreement and the Interlocal Agreement with Box Elder County for the Stratos Project Area.

BE IT FURTHER RESOLVED THAT the Development Standards shall become effective when the final Stratos Project Area Plan becomes effective.

PASSED and APPROVED this 24th day of April 2026.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:

Morgan Nebeker

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con/oc/wm/30

Morgan Nebeker

MIDA Records Officer

[MIDA Resolution 2026-07]

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026- 06

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

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

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

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

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

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

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

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

2. The Executive Director is authorized to make changes to the Final Plan to update its text, maps, and legal description, and to make any necessary technical corrections.
3. Adoption and publication of this Resolution constitutes the notice required by § 63H-1-403 of the MIDA Act.
4. In compliance with § 63H-1-403, the Final Plan shall be available for general public inspection and a link to a copy of the Final Plan shall be made available on the MIDA website, <https://midaut.org>. Members of the public may also obtain a PDF copy of the Final Plan by submitting an email request to contact@midaut.org.
5. Upon the effective date and time of the Project Area Plan, MIDA's staff is directed to (i) publish this Resolution both in a newspaper of general circulation within or near the project area and in compliance with § 45-1-101 Utah Code Annotated 1953, as amended; and (ii) send notice, within 10 days of its effective date, of the Final Plan's adoption along with an accurate map or plat to the entities listed in § 63H-1-403(5) of the MIDA Act.
6. The Final Plan shall become effective at 7:00pm, MDT, April 24, 2026, if Box Elder County has provided its consent to the Project Area Plan prior to that date and time; or if such consent has not been granted at that date and time then at such date and time as Box Elder County grants such consent.

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

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:

Morgan Nebeker

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Morgan Nebeker
Records Officer

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

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

WHEREAS, MIDA has adopted a final Project Area Plan for the Stratos Project Area pursuant to §§63H-1-101 et seq. Utah Code Annotated 1953, as amended (the "MIDA Act"), which will become effective upon the date and time set forth in Resolution 2026-06, by which the MIDA Board adopted the Project Area Plan; and

WHEREAS, the MIDA Act defines the Project Area Plan as "a written plan that, after its effective date, guides and controls the development within a project area"; and

WHEREAS, the Project Area Plan requires the adoption of Development Standards and Guidelines ("Development Standards") that will assure orderly development within the Stratos Project Area; and

WHEREAS, the Development Standards, as attached hereto, establish the regulatory framework governing administration, review procedures, land use regulations, design standards, signage, roadway design, utility design, energy infrastructure, and phasing and infrastructure coordination for the Box Elder County location of the Stratos Project Area.

NOW, THEREFORE, BE IT RESOLVED by the MIDA Board that the Development Standards and Guidelines for the Box Elder location of the Stratos Project Area, in substantially the final form attached hereto as Exhibit 1 and incorporated herein by reference, are hereby adopted subject to such changes as may be found necessary or appropriate by the Executive Director to make the Development Standards consistent with both the Master Development Agreement and the Interlocal Agreement with Box Elder County for the Stratos Project Area.

BE IT FURTHER RESOLVED THAT the Development Standards shall become effective when the final Stratos Project Area Plan becomes effective.

PASSED and APPROVED this 24th day of April 2026.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:

Morgan Nebeker

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Morgan Nebeker

MIDA Records Officer

[MIDA Resolution 2026-07]

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

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

WHEREAS, the Military Installation Development Authority ("MIDA") is an independent, nonprofit, separate body corporate and politic of the State of Utah, created pursuant to Chapter 1, Title 63H, Utah Code Annotated 1953, as amended (the "MIDA Act"); and

WHEREAS, the MIDA Board has adopted a final Project Area Plan for the Stratos Project Area pursuant to §§63H-1-101 et seq. Utah Code Annotated 1953, as amended (the "MIDA Act"), which will become effective upon the date and time set forth in Resolution 2026-06, by which the MIDA Board adopted the Project Area Plan; and

WHEREAS, pursuant to the MIDA Act, MIDA exercises exclusive police power within the Project Area and may enter into cooperative agreements with political subdivisions of the State, including revenue-sharing agreements, pursuant to the Interlocal Cooperation Act, Chapter 13, Title 11, Utah Code Annotated 1953, as amended (the "Interlocal Cooperation Act"); and

WHEREAS, MIDA and Box Elder County (the "County") have negotiated an Interlocal Cooperation Agreement (the "Agreement") to establish the terms under which the County will provide certain municipal and county services to the Box Elder Land within the Project Area, and under which MIDA will remit certain tax revenues to the County, as more fully described in the Agreement; and

WHEREAS, the Agreement provides for the creation of a development review committee with County-recommended membership, ongoing coordination between MIDA and the County regarding land use and development on the Box Elder Land within the Project Area; and

WHEREAS, the MIDA Board has reviewed the proposed Interlocal Cooperation Agreement and has determined that approval and execution of the Agreement is in the best interest of MIDA and the Project Area.

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

1. The Interlocal Cooperation Agreement between MIDA and Box Elder County, in substantially the form attached hereto as Exhibit 1, is hereby approved.
2. The Executive Director, or designee, is hereby authorized and directed to execute and deliver the Agreement on behalf of MIDA, with such changes as the Executive Director deems necessary or appropriate and in keeping with the general intent of the

Agreement, and to take all other actions and execute all other documents necessary to carry out the intent and purposes of this Resolution.

3. This Resolution shall become effective when the final Stratos Project Area Plan becomes effective.
4. Pursuant to §11-13-202.5 of the Interlocal Cooperation Act, the effective date of the Agreement shall be April 24, 2026, and a duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party.

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

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:

Morgan Nebeker

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Morgan Nebeker
Records Officer

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

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

WHEREAS, §10-1-304(1)(b) Utah Code Annotated 1953, as amended ("UCA") provides that the Military Installation Development Authority ("MIDA") "may levy a municipal energy sales and use tax...as though the authority were a municipality"; and

WHEREAS, the levying of taxes in the Stratos Project Area ("Project Area") will benefit the Project Area by providing certain revenue that will assist in funding development, municipal services, and the administration of the Project Area; and

WHEREAS, §63H-1-203 UCA requires the affirmative vote of the MIDA Board and a "majority of all elected members of the authority board" to levy a municipal energy tax.

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

1. The attached ordinance Title 8 Taxation for the Stratos Project Area, Chapter 1 is hereby adopted and shall be effective on the date identified in the chapter.
2. The Executive Director is authorized to make such changes and enter into such agreements as necessary to have the Utah State Tax Commission collect and remit the taxes.

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

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:

Morgan Nebeker

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contractwork

Morgan Nebeker

MIDA Staff



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Environmental Quality

Tim Davis
Executive Director

Ashley Sumner
Deputy Director

Jill Burton
Deputy Director

May 4, 2026

Box Elder County Commission
1 S. Main Street
Brigham City, UT 84302

Subject: Department of Environmental Quality Permitting Requirements

Dear Commissioners,

The Utah Department of Environmental Quality (DEQ) is providing this correspondence to clarify the permitting responsibilities and regulatory oversight required for the proposed data center and supporting power plant project in Box Elder County. Our objective is to ensure the Commission understands the rigorous standards for any Utah facility that discharges into waters of the state, creates emissions into Utah's airshed, or requires a public drinking water system.

Air Quality Permitting (Division of Air Quality)

The Utah Division of Air Quality (DAQ) implements the Utah Air Conservation Act, and has delegated authority from the U.S. EPA to implement the federal Clean Air Act. Before any construction can begin, the developer must obtain an Approval Order (AO) that evaluates projected air pollutant emissions and mandates specific control Techniques.

An Approval Order is granted if the applicant demonstrates the following:

- **Best Available Control Technology (BACT):** Use of the highest standard of technology to minimize emissions.
- **NAAQS Compliance:** Demonstration through air pollutant dispersion modeling (using local Box Elder meteorology) that emissions will not violate National Ambient Air Quality Standards.
- **New Source Performance Standards (NSPS):** Compliance with federal standards for all selected emission sources.
- **Prevention of Significant Deterioration (PSD):** Ensuring that local air quality is protected from significant degradation.

195 North 1950 West • Salt Lake City, UT
Mailing Address: PO Box 144870 • Salt Lake City, UT 84114-4870
Telephone [REDACTED] • Fax [REDACTED] • TDD [REDACTED]
www.deq.utah.gov
Printed on 100% recycled paper

Current Status: No Notice of Intent (NOI) has been submitted to date. A draft permit will be subject to a 30-day public comment period and a public hearing if requested.

Drinking Water Regulatory Oversight (Division of Drinking Water)

The Utah Division of Drinking Water (DDW) has delegated authority from the U.S. EPA to implement the federal Safe Drinking Water Act. Based on current project understanding, DDW assumes the data center and power plant will operate as separate Public Water Systems (PWS), sourcing water from independent groundwater wells.

Infrastructure & Operations

- Separation of Systems: Drinking water systems must be physically separate from water used for cooling, fire protection, or power generation.
- Source Approval: Wells must be designed to DDW standards, including rigorous source protection and potential treatment depending on water quality.
- Facilities: Systems must meet minimum storage and pressure requirements, likely necessitating dedicated tanks and pump stations.
- Certified Operators: Each system must be managed by a Certified Water Operator responsible for all testing, including monthly bacteria sampling.
- Reporting: Systems are subject to annual fees, regular inspections, and continuous reporting to ensure public health safety.

Water Quality Permitting (Division of Water Quality)

The Division of Water Quality (DWQ) is responsible for protecting the waters of the state under the Utah Water Quality Act and delegated authority from the U.S. EPA to implement the federal Clean Water Act. Permits are required for all surface water and groundwater discharges to waters of the state. These permits include a rigorous public notice process to ensure community awareness and involvement.

- Discharge Permits: This is the primary mechanism for pollution prevention. Permits are required for all discharges, whether to surface waters or ground waters.
- Protection of Use: The Division's processes ensure that discharges do not harm the designated uses of state waters.

We are available to provide additional information on our regulatory oversight and these technical requirements as project details evolve.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Davis', with a long horizontal line extending to the right.

Page 3

Ashley Sumner
Deputy Director
Utah Department of Environmental Quality

To: contact@midaut.org
From: Editor <[REDACTED]>
Date: Tue, 12 May 2026 14:21:58 +0000
Subject: Stratos 9GW AI Data Center Faces Referendum Challenge in Box Elder County

Hi,

I am the Editor of Construction Review Online, a leading platform dedicated to news, project features, and technical insights for the building and civil engineering industries.

We have recently featured your company in one of our latest project reports:

Article: [Stratos 9GW AI Data Center Faces Referendum Challenge in Box Elder County](#)

We want to ensure all information regarding your involvement is accurate. Furthermore, we would like to offer you an opportunity to showcase your expertise on this and similar projects. If you provide a brief "About Us" section (3 to 5 sentences) along with high-resolution images, we can include this in a dedicated section for our readers to get to know your firm better.

If you are not the right person to handle media mentions, I would appreciate it if you kindly forwarded this to the right person.

Best regards,

[REDACTED]
Editor, Construction Review Online

To: mnebeker@midaut.org
From: Dennis Romboy <[REDACTED]>
Date: Tue, 12 May 2026 10:11:24 -0600

Hi Morgan,

How do I make a GRAMA request for MIDA records? I'm seeking all correspondence and documents related to the Box Elder County data center project.

Thanks,
Dennis

Dennis Romboy

—

Special projects editor/reporter

@dennisromboy | M [REDACTED] | deseret.com  **Deseret News**

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Mike Ostermiller <mike@nwaor.com>
Cc: Hilary Venable <hvenable@midaut.org>, Derek Brenchley <dbrenchley@midaut.org>, Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 12 May 2026 16:13:58 +0000
Subject: Re: Stratos Project Area Overview
Attachments: STRATOS.pdf

Thanks for this. Can you also provide some details of the agreement, in terms of tax increment percentages, number of guaranteed employees, etc. Some of those details would be really helpful

On May 6, 2026, at 11:38 AM, Kristin Kenney Williams <kristin@commfluent.com> wrote:

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: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 12 May 2026 09:19:53 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Daily update: May 12, 2026

NEWS

Utah data center project: MIDA advocated on Kevin O'Leary's behalf in negotiations

The Salt Lake Tribune

... **Military Installation Development Authority** repeatedly advocating on behalf of developer and celebrity investor Kevin O'Leary. O'Leary's name is ...



Flag as irrelevant

"There needed to be a fight here": How Box Elder County residents plan to stop a massive data center

The Salt Lake Tribune

In a matter of a few weeks, the plan was approved by the state's **Military Installation Development Authority** — which passed a resolution that...



Flag as irrelevant

Utah law limits opposition to massive Box Elder data center proposal - Axios Salt Lake City

Axios

State officials are no longer allowed to deny water rights based on certain public welfare arguments.



Flag as irrelevant

Beyond data centers: Utah governor issues wake-up call on new Cold War contest over AI

Deseret News

How big is the Box Elder data center? ... On April 24, Utah's **Military Installation Development Authority** endorsed what celebrity investor Kevin O'Leary ...



Flag as irrelevant

Community Members, State Officials Divided Over Data Center Development | AllSides

AllSides

... site and indirect jobs tied to the site's development. ... **Military Installation Development Authority** and celebrity investor Kevin O'Leary.



Flag as irrelevant

Box Elder residents organize against Stratos data center - KPCW

KPCW

... **Military Installation Development Authority**. MIDA announced its data center plans at a board meeting April 24, and the Box Elder County Commission ...



Flag as irrelevant

At contentious meeting, Box Elder County OKs massive data center project backed by a ... - AllSides

AllSides

... **Military Installation Development Authority** and celebrity investor Kevin O'Leary. Read Full Story · Check for Bias. Related Coverage. Headline Roundup.



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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 12 May 2026 10:07:27 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update May 12, 2026

NEWS

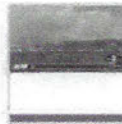
Box Elder residents file referendum to halt Stratos-MIDA Data Center development

YouTube

... MIDA Data Center, citing concerns about air quality, water access, and other environmental impacts: <https://www.abc4.com/news/northern-utah/box-elder-residents-file-referendum-to-halt-stratos-mida-data-center-development>



Flag as irrelevant



Box Elder residents organize against Stratos data center - KPCW

KPCW

Some Box Elder County residents have started referendum efforts to overturn the approval of a controversial data center backed by MIDA.



Flag as irrelevant

Referendums filed to challenge Stratos-MIDA Data Center in Box Elder County - KJZZ

KJZZ

... MIDA Data Center in Box Elder County. As large-scale data centers continue to expand across Utah, many communities are still trying to understand ...



Flag as irrelevant

Inside USU's Water Check Program: How you can save money and water - ABC4 Utah

ABC4 Utah

Box Elder residents file referendum to halt Stratos-MIDA Data Center development. Kopp said another advantage the program has is its ability to ...



Flag as irrelevant



Business groups insist on repeal of minimum wage evaluation commission.

San Juan Daily Star

... (MIDA by its acronym in Spanish), in a written statement. "The commission was a bad idea from the start, and that has become clear after five years ...



Flag as irrelevant

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To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 12 May 2026 17:59:21 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Box Elder County data center 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: Box Elder County data center project

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/12/2026

Request Description: I am requesting all correspondence and documents associated with Kevin O'Leary's proposed data center project in Box Elder County from the initial contact to present. Correspondence includes memos, letters, emails, text messages and any other electronic or paper communications. Documents include any applications, forms, letters, memos, etc. submitted by the developer as well as those generated by 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 5/19/2026 11:58 AM You will be prompted to log in.

To: Derek Branchley <dbrenchley@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Tue, 12 May 2026 13:08:28 -0600
Subject: Re: GRAMA Request for MIDA Developer Agreement

I already answered these so no need - thank you, though!!

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

On May 12, 2026, at 1:06 PM, Derek Branchley <dbrenchley@midaut.org> wrote:

Hi Kristin -- Business Insider has some follow-up questions. Would you prefer that I respond, or would you like to?

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

From: Ellen Thomas <[REDACTED]>
Date: Tue, May 12, 2026 at 9:18 AM
Subject: Re: GRAMA Request for MIDA Developer Agreement
To: Derek Branchley <dbrenchley@midaut.org>

Thanks Derek, I actually found this yesterday after sending that email. Apologies for that! I've already sent some follow-up questions to your comms agency, but I'll ask you here just in case -- do you know when the agreement is expected to be signed by? And are you expecting any material changes to it in the meantime?

Ellen Thomas
Senior Reporter, Technology
**BUSINESS
INSIDER**
Cell: [REDACTED]
Signal: [REDACTED]
[REDACTED]
[REDACTED]

On Tue, May 12, 2026 at 11:11 AM Derek Branchley <dbrenchley@midaut.org> wrote:
Ellen,

Thank you for your request dated May 11, 2026, seeking a copy of MIDA's Developer Agreement approved on April 24th. You may find a copy of the draft developer agreement in the board packet that was posted on Utah's Public Notice Website. For your convenience, here are links that will be helpful:

- [Link to the notice of public meeting and agenda](#)
- [Link to meeting packet](#) (refer to page 174 in the PDF for a copy of the draft agreement)

For more information about the Stratos Project Area, such as the project area plan, please visit our website: midaut.org/stratos.

Sincerely,
Derek Branchley



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

To: contact@midaut.org
From: [REDACTED]
Date: Tue, 12 May 2026 15:27:58 -0600
Subject: Stop The Box Elder Utah Data Center Project

Dear Officials,

You need to stop the data center! I am still a teenager and I want to be able to grow up in this beautiful state. Please listen to us!! Our earth cannot take the level of environmental collapse this will cause. Please.

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Tue, 12 May 2026 22:05:03 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: As a veteran who served 28 years I believe I know a bit about our National security. As a native Utahn currently living in Cache County I believe I also know a bit about the water challenges we face in Utah. From what I've garnered I believe that as an entity who is supposed to serve our national security and Utah you and the the Box Elder County commissioners have sold out the residents of Box Elder county and the state of Utah. I believe this is for financial gain on the members of the MIDA board and members of our State Government. Where do you propose the water should come from to support this DATA center in Box Elder County...like a rabbit pull it out of your hats. You are taking an area that is unique for dark sky and it will be ruined, not including the increased pollution to the area. This will forever change the communities of Snowville, Tremonton and the surrounding area and I believe not for the best. I ask you to reconsider this overreach from this committee, county and state government.

[Manage Submissions](#)

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

To: [REDACTED]
From: Derek Branchley <dbranchley@midaut.org>
Bcc: mnebeker@midaut.org
Date: Tue, 12 May 2026 19:07:00 -0600
Subject: Re: GRAMA Request

[REDACTED],

This email responds to your GRAMA request submitted on May 5, 2026, seeking public records and emails related to the Stratos Project since January 1, 2026.

MIDA denies your request for an expedited response and claims extraordinary circumstances pursuant to Utah Code § 63G-2-204(6). Specifically, the request seeks a voluminous quantity of records or a record series containing a substantial number of records; see § 63G-2-204(6)(c), the request requires MIDA to review a large number of records potentially responsive to your request, MIDA estimates that reviewing these records will take an additional 10-15 business days, or as soon as reasonably possible.

MIDA will also conduct a legal review of the responsive communications prior to disclosure, including a determination of whether any records or portions thereof are classified as protected under Utah Code § 63G-2-305, including records classified as confidential economic development information (§ 63G-2-305(2)(b)), records the disclosure of which could cause commercial injury to a commercial project entity (§ 63G-2-305(17)), and attorney work product or records prepared in anticipation of litigation or administrative proceedings (§ 63G-2-305(18)). MIDA reserve the right to designate responsive records under any applicable classification in Part 3 of GRAMA.

You may appeal this determination to MIDA within 30 days of this notice, consistent with Utah Code § 63G-2-401(1)(b) and MIDA's Records Access and Management Policy.

Sincerely,
Derek Branchley

--



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

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Wed, 13 May 2026 07:18:06 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Executive Director's calendar entries re: Stratos

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: Executive Director's calendar entries re: Stratos

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/13/2026

Request Description: Pursuant to the Government Records Access and Management Act, Utah Code § 63G-2-204, I respectfully request access to the following records in the custody of the Military Installation Development Authority: REQUEST The following metadata fields — date, start time, duration, location, subject/title line, organizer, and attendee or invitee list — for all entries on Executive Director Paul Morris's official MIDA calendar between October 1, 2025 and April 24, 2026, inclusive, where any of the following terms appears in the entry's subject/title, location, description, attendee field, or invitee email-domain field: • "O'Leary" (including "Kevin O'Leary" or "OLeary") • "Palandjian" • "Pritchett" • "West GenCo" (including "WestGenCo") • "O'Leary Digital" • "Wonder Valley" • "Stratos" • "Hansel Valley" • "Golden Spike District" • "hyperscale" • "Box Elder" combined with "data center" • "Moss" or "GOEO" or "Governor's Office of Economic Opportunity" • "Adams" or "Senate President" • "Schultz" or "Speaker" • "Sandall" or "Stevenson" • "Hemmert" or "Hemmco" I am requesting metadata only at this stage. I am not requesting the body content, notes fields, or attachments associated with these calendar entries. If responsive entries contain sensitive details in the subject line that you believe must be redacted, please produce the redacted entry rather than withhold it entirely, and provide a brief written basis for each redaction under § 63G-2-305.

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 5/20/2026 1:17 AM You will be prompted to log in.

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@utahaccess.gov.com
Date: Wed, 13 May 2026 12:27:23 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Correspondence regarding Stratos pre 2/18

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: Correspondence regarding Stratos pre 2/18

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/13/2026

Request Description: Pursuant to the Government Records Access and Management Act, Utah Code § 63G-2-204, I respectfully request access to the following records in the custody of the Military Installation Development Authority: REQUEST Any email sent to or received by Executive Director Paul Morris between October 1, 2025 and February 18, 2026, inclusive, where the subject line, body, or attachment file name contains any of the following terms: Wonder Valley Stratos O'Leary (including Kevin O'Leary or O'Leary) West GenCo Palandjian Pritchett hyperscale Golden Spike District Hansel Valley Please include all attachments. The end date of February 18, 2026 deliberately limits this request to the pre-public-announcement period to minimize the volume of responsive records. I am aware that MIDA may consider certain records protected under Utah Code § 63H-1. I note that MIDA has previously released correspondence between Mr. Morris and Box Elder County personnel concerning this same project, as reflected in Salt Lake Tribune reporting published May 11, 2026. I request the same posture be applied here, with redactions and a brief basis for each redaction in lieu of categorical withholding.

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 5/20/2026 6:27 AM You will be prompted to log in.

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@utaccess.gov.com
Date: Wed, 13 May 2026 12:33:08 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Board member materials 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: mx

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

Request Title: Board member materials regarding Stratos Project

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/13/2026

Request Description: For the period October 1, 2025 through April 24, 2026, inclusive, I request the following records: (a) All draft versions and pre-public-release iterations of MIDA board materials related to the Stratos Project, including draft agendas, board packets, staff presentations, draft resolutions, draft master development agreement, draft interlocal agreement, and draft standards and guidelines, together with any tracked changes, comments, or editorial correspondence reflecting revisions to those materials. (b) All communications between MIDA staff and Board Chair Stuart Adams, Board Vice Chair Jerry Stevenson, or Board Member Gary Harter — sent in their capacity as MIDA Board members — concerning the Stratos Project. (c) Any briefing memo, background paper, talking-points document, or other briefing material prepared specifically for Sen. Adams, Sen. Stevenson, or Director Harter in their capacity as MIDA Board members concerning the Stratos Project. For purposes of this request, "concerning the Stratos Project" includes any record referencing "Stratos," "Wonder Valley," "O'Leary," "West GenCo," "Palandjian," "Pritchett," "hyperscale," "Hansel Valley," "Golden Spike District," "Box Elder data center," or the master development agreement, interlocal agreement, project area designation, or revenue-sharing mechanism associated with the project. To the extent any responsive record contains content you believe must be withheld under Utah Code § 63G-2-305, § 63H-1, or another provision, please produce the record with appropriate redactions and provide a brief written basis for each redaction. I note that MIDA has previously released project-related correspondence to a member of the press, as reported by The Salt Lake Tribune on May 11, 2026; I request a comparable production posture here.

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]

This link expires on 5/20/2026 6:32 AM You will be prompted to log in.

To: Morgan Nebeker <mnebeker@midaut.org>
From: Derek Brechley <dbrechley@midaut.org>
Date: Wed, 13 May 2026 08:31:57 -0600
Subject: Re: GRAMA Record to review for [REDACTED] regarding: Executive Director's calendar entries re: Stratos

Will you please add these to the tracker? Thanks.

On Wed, May 13, 2026 at 7:04 AM Morgan Nebeker <mnebeker@midaut.org> wrote:
Request #1 From [REDACTED]

Begin forwarded message:

From: noreply@ut.accessgov.com
Date: May 13, 2026 at 1:18:07 AM MDT
To: mnebeker@midaut.org, openrecordsadmin@utah.gov
Subject: GRAMA Record to review for [REDACTED] regarding: Executive Director's calendar entries re: Stratos

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: Executive Director's calendar entries re: Stratos

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/13/2026

Request Description: Pursuant to the Government Records Access and Management Act, Utah Code § 63G-2-204, I respectfully request access to the following records in the custody of the Military Installation Development Authority: REQUEST The following metadata fields — date, start time, duration, location, subject/title line, organizer, and attendee or invitee list — for all entries on Executive Director Paul Morris's official MIDA calendar between October 1, 2025 and April 24, 2026, inclusive, where any of the following terms appears in the entry's subject/title, location, description, attendee field, or invitee email-domain field: • "O'Leary" (including "Kevin O'Leary" or "O'Leary") • "Palandjian" • "Pritchett" • "West GenCo" (including "WestGenCo") • "O'Leary Digital" • "Wonder Valley" • "Stratos" • "Hansel Valley" • "Golden Spike District" • "hyperscale" • "Box Elder" combined with "data center" • "Moss" or "GOEO" or "Governor's Office of Economic Opportunity" • "Adams" or "Senate President" • "Schultz" or "Speaker" • "Sandall" or "Stevenson" • "Hemmert" or "Hemmco" I am requesting metadata only at this stage. I am not requesting the body content, notes fields, or attachments associated with these calendar entries. If responsive entries contain sensitive details in the subject line that you believe must be redacted, please produce the redacted entry rather than withhold it entirely, and provide a brief written basis for each redaction under § 63G-2-305.
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]

This link expires on 5/20/2026 1:17 AM You will be prompted to log in.

To: [REDACTED]
From: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Cc: hvenable@midaut.org, Krstin Kenney Williams <kristin@commfluent.com>, Anne Hansen <ahansen@boxeldercountyut.gov>, Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Date: Wed, 13 May 2026 11:28:50 -0600
Subject: Re: Stratos Data Center Project

Dear [REDACTED],

Thank you for reaching out regarding the Stratos Data Center project.

I have included Hilary Venable and Kristin Kenney Williams on this email. They will be able to provide further information and assist in connecting you with the appropriate engineering contacts for the Stratos Project.

Best,

Lynnette Crockett
Box Elder County
Public Information Officer
[REDACTED]

On Wed, May 13, 2026, 11:23 AM [REDACTED] wrote:

Lynette,

Thank you for taking a few minutes to speak with me regarding the potential Stratos Data Center project. As I mentioned during our conversation, NWPX/Geneva Pipe manufactures precast concrete products used on the infrastructure side of these types of projects, and my primary interest is in the electrical infrastructure portion.

I understand the project is still in the early stages, but I'd like to find out who is handling the engineering so we can potentially assist during the design phase of the project. Normally, we are able to gather some of this information through the planning commission process, but it appears this project may be moving through a different channel.

Any assistance or direction you can provide to help us connect with the appropriate people would be greatly appreciated.

[REDACTED]
Sales Representative

NWPX Geneva
[REDACTED]
O [REDACTED] M [REDACTED]
[REDACTED]



To: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
From: Hilary Venable <hvenable@midaut.org>
Cc: [REDACTED] <[REDACTED]>, Krstin Kenney Williams <kristin@commfluent.com>, Anne Hansen <ahansen@boxeldercountyut.gov>, Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Date: Wed, 13 May 2026 14:07:16 -0600
Subject: Re: Stratos Data Center Project

Thank you Lynette,

Mr. [REDACTED], I have passed your information to the developer for independent review and consideration.

Hilary

On Wed, May 13, 2026 at 11:29 AM Lynnette Crockett <lcrockett@boxeldercountyut.gov> wrote:

Dear [REDACTED],

Thank you for reaching out regarding the Stratos Data Center project.

I have included Hilary Venable and Kristin Kenney Williams on this email. They will be able to provide further information and assist in connecting you with the appropriate engineering contacts for the Stratos Project.

Best,

Lynnette Crockett
Box Elder County
Public Information Officer
[REDACTED]

On Wed, May 13, 2026, 11:23 AM [REDACTED] <[REDACTED]> wrote:

Lynette,

Thank you for taking a few minutes to speak with me regarding the potential Stratos Data Center project. As I mentioned during our conversation, NWPX/Geneva Pipe manufactures precast concrete products used on the infrastructure side of these types of projects, and my primary interest is in the electrical infrastructure portion.

I understand the project is still in the early stages, but I'd like to find out who is handling the engineering so we can potentially assist during the design phase of the project. Normally, we are able to gather some of this information through the planning commission process, but it appears this project may be moving through a different channel.

Any assistance or direction you can provide to help us connect with the appropriate people would be greatly appreciated.

Gordon Russell
Sales Representative
NWPX Geneva
[REDACTED]

O [REDACTED] M [REDACTED]
[REDACTED]



To: "contact@midaut.org" <contact@midaut.org>
From: [REDACTED]
Date: Wed, 13 May 2026 20:23:05 +0000
Subject: STRATOS PROJECT - GRAMA REQUEST
Attachments: GRAMA_request-form_2025 to MIDA.pdf

Please see the attached GRAMA request form. Thank you for your assistance. PS. If you require any clarification, please do not hesitate to contact me. BP

[REDACTED]
Planning and Development Services, LLC
Salt Lake City, Utah
[REDACTED]
[REDACTED]



Embedded Attachments

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

GRAMA_request-form_2025 to MIDA.pdf

To: Kristin Kenney Williams <kristin@commfluent.com>
From: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Cc: Hilary Venable <hvenable@midaut.org>, Anne Hansen <ahansen@boxeldercountyut.gov>
Date: Wed, 13 May 2026 14:58:36 -0600
Subject: Re: Routing MIDA inquiries

Will do! Thanks!

On Wed, May 13, 2026, 2:43 PM Kristin Kenney Williams <kristin@commfluent.com> wrote:

Thank you! Anything MIDA, yes, please send to me. Anything project detail specific/O'Leary specific, please send to matt@honey.inc. Thank you so much!

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

> On May 13, 2026, at 2:39 PM, Lynnette Crockett <lcrockett@boxeldercountyut.gov> wrote:

>

> Hi all,

>

> As I receive emails or inquiries regarding items that fall under MIDA's scope, I will respond and let the person know I am forwarding their inquiry to Hilary and Kristin. If there is anyone else who should be copied on those messages, please let me know.

>

> Thank you for being so patient and supportive as we all work together to keep people informed about the project.

>

> Best,

>

> Lynnette

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Wed, 13 May 2026 21:17:23 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: <https://www.sltrib.com/news/environment/2026/05/07/utahs-data-center-could-create/#>

I saw this article and wanted to introduce myself / SkyCool. We make a passive cooling panel and film that that send heat out of the local atmosphere. This would obviate any issues with heat islands or heat domes around a datacenter. The concept was developed at Stanford and we now are deploying projects in supermarkets, where Target is one of our biggest customers. I'd like to talk about how we can use our panels at the Stratos site. Thanks,

[REDACTED]
[REDACTED]

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To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@utaccessgov.com
Date: Wed, 13 May 2026 23:15:37 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Salt Lake Tribune GRAMA request Ruby Pipeline

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: Salt Lake Tribune GRAMA request Ruby Pipeline

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/13/2026

Request Description: Pursuant to Utah's Government Records Access and Management Act, I am requesting electronic copies of any contracts, agreements, memoranda of understanding, letters of intent or term sheets involving the proposed Stratos data center and energy project in Box Elder County and the Ruby Pipeline. This includes any records involving the Ruby Pipeline and MIDA, West GenCo, Tallgrass Energy, Kevin O'Leary, O'Leary Ventures or affiliated entities related to natural gas supply, pipeline access, transportation capacity or energy infrastructure for the project. I am also requesting related emails, correspondence and presentations discussing those agreements or negotiations. Please include records from Jan. 1, 2025, to the present.

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 5/20/2026 5:15 PM You will be prompted to log in.

To: dbrenchley@midautorg
From: noreply@utaccessgov.com
Date: Wed, 13 May 2026 23:29:18 +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:
Communications

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:
Please provide all digital communications and attachments between Kevin O'Leary or his representatives and members or staff of MIDA from Jan. 1, 2025, to the present. Please also provide all other communications related to O'Leary's data center project - referred to as both "Stratos" and "Wonder Valley" - including, but not limited to, those with companies interested in the project, local officials, state officials and federal officials.

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[2].pdf

To: contact@midaut.org
From: [REDACTED]
Date: Wed, 13 May 2026 21:32:16 -0700
Subject: Well intentioned, but misinformed and too powerful

Hi MIDA,

I am a concerned resident of Washington State messaging out of concern that there are individuals who have dedicated their lives to business, national defense, and public service that are being quick to pull the trigger on large infrastructure projects related to data centers. Of course, anyone in that position would see it as their opportunity, mission, or even obligation to join a so called cold war race to technology.

There is an AI craze. The stock market has proven that. There is a lot of money from mindless citizens going into index funds and stock investments that don't fully process what their investment money is fueling. That makes it ever so important that the companies and agencies managing those funds use them for the greatest human good.

I believe there is a way of life that excludes the need for unhealthy and destroying infrastructure. Such is the case with many features of AI, such as inaccurate responses, predatory bots, and deep fake technology. Without proper use, the creation of such infrastructure is an utter waste. I believe there are valuable uses for AI in cyber security and intelligence. If funds are being utilized from taxpayer dollars and being forced into neighborhoods where it isn't wanted, such infrastructure should have integrity to not be used in the slightest toward accessing private data, spreading misinformation, and preying on unsuspecting citizens.

Please help me and others know that integrity is the end goal and only motivating factor to a Utah Data center. Until then I don't support it and will fight with my family and their neighbors to oppose it. If integrity is possible, we must take great care to keep the sticky fingers of corrupt and powerful men out of it. We are not their sheep and they cannot usurp unrighteous dominion over the hearts of men.

Thank you for your attention on this matter.

[REDACTED]

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Thu, 14 May 2026 13:13:20 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I am reaching out to discuss the upcoming data center that will be built in Utah. We provided a temporary power so looking to possibly develop a partnership in which I can assist you with temporary power for this project.

Thank you

[REDACTED]
[REDACTED]
[REDACTED]

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Selina Hadfield, MSA
Financial Reporting Manager
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Thu, 14 May 2026 09:23:11 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Daily update - May 14, 2026

NEWS

5 things to know about MIDA as it works to usher in a massive data center

Utah News Dispatch

... authority working to make the Stratos development a reality. Here are five things to know about the Military Installation Development Authority ...



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Utah hyperscale data center project: Here's how much Box Elder County owes outside law firm

The Salt Lake Tribune

The project, dubbed Stratos by the Military Installation Development Authority, is planned as a sprawling "hyperscale" data center development ...



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Utah House speaker on data center controversy and Kevin O'Leary - Deseret News
Deseret News

Now Gov. Spencer Cox says the project will be built out more gradually, with county commissioners and the Military Installation Development Authority ...



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Separating fact from fiction on the massive Utah data center project - Yahoo

Yahoo

Spencer Cox says the project will be built out more gradually, with county commissioners and the Military Installation Development Authority only ...



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Kevin O'Leary's Utah Data Center Job Claims Don't Check Out - Business Insider
Business Insider

... Military Installation Development Authority, a state agency tasked with raising tax revenues through economic growth. A final development ...



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Utah mega datacenter could dump 23 atomic bombs worth of energy per day - The Register
The Register

The Register

... Military Installation Development Authority (MIDA), a state agency straddling the military, local government, and private developers. Creation of ...



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Box Elder County data center debate intensifies as foes, supporters trade barbs | KSL.com

KSL News

The plans jumped to the public forefront last month after a state body, the Military Installation Development Authority, signed off on a development ...



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Opposition Mounts as O'Leary's Data Centre Approved in Drought-Stricken Utah
The Energy Mix

Their approval transferred jurisdiction over the data centre to another government entity, Utah's Military Installation Development Authority (MIDA).



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Utah's Stratos fight shows AI infrastructure has a local problem - Startup Fortune
Startup Fortune

Stratos, backed by Kevin O'Leary and tied to Utah's **Military Installation Development Authority**, is becoming a case study in what happens when the ...



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Kevin O'Leary's 'Wonder Valley' Data Center Advances as Job Estimates Shift
TechRepublic

MIDA, or the **Military Installation Development Authority**, is a state agency in Utah responsible for generating tax revenue from growing economic ...



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To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Thu, 14 May 2026 16:51:02 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I know there is a lot of concerns over water and power for your Stratos Project. I would like to discuss with someone SMRs that have been in operation for 5 years in Canada. They can be used for your Stratos Project so no water is needed. The modular units can be installed within a few months once they are permitted. The company has turbines so that isn't an issue either.

Also, I have been in contact with BYU for a research project to make SMRs even safer and cheaper to use. The company is willing to bring the research project to your site as well.

Please contact me at [REDACTED] or [REDACTED].

Thank you for your time.

[REDACTED]

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Thu, 14 May 2026 09:57:58 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update: May 14, 2026

NEWS

5 things to know about MIDA as it works to usher in a massive data center

Utah News Dispatch

If the Stratos Project becomes reality in Box Elder County, it will be under the supervision of MIDA. What does that mean?



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Utah hyperscale data center project: Here's how much Box Elder County owes outside law firm

The Salt Lake Tribune

Much of the legal work centered on drafting and revising the interlocal agreement between Box Elder County and MIDA — the document governing how ...



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Box Elder County responds after residents file referendum to halt Stratos-MIDA Data Center ...

MSN

The Box Elder Accountability Referendum (BEAR) group has filed two applications to challenge the Box Elder County Commission's approval of the ...



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Uganda's Allan Oyirwoth making waves in USA's Major League Soccer - YouTube

YouTube

former Amus College School and Mida FC midfielder from Mbale is now sharing the stage with global stars such as Lionel Messi and Sergio Busquets ...



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Chef Douglass Williams' latest concept serves coastal cuisine, spritzes and scenic views

The Bay State Banner

Chef Douglass Williams has slowly but steadily built an Italian restaurant empire in Boston since the opening of the original Mida in the South ...



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Chow defends InvestPenang, cites competition with other states - FMT

FMT

Chief minister says the Penang government cannot expect Mida to ensure the state continues to draw foreign investments.



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Box Elder County wanted data center project money up front. MIDA pushed back ... -

MSN

MSN

MIDA pushed back, advocating on Kevin O'Leary's behalf. Story by Jordan Miller. • 2d.



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What Trump and Xi want from China visit | International Trade - Al

Jazeera

Al Jazeera



Tensions over trade, technology, Taiwan, and the war on Iran are set to dominate high-stakes talks between Trump and Xi.



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To: Sherry Stevens <sherrystevens@utah.gov>
From: Stephanie Pack <stephanie.pack@utah.gov>
Cc: Hilary Venable <hvenable@midaut.org>
Date: Thu, 14 May 2026 11:45:58 -0600
Subject: Re: Checkin

Thanks Sherry,

Hilary, great to connect with you. I'm not sure if we've met before. I work regionally for UIPA in Northern Utah and manage our project areas there including our Golden Spike project area in Box Elder County. I'm not sure if our project areas will have overlap with the Stratos project but I'm at your service if anything comes up.

Let me know,

On Thu, May 14, 2026 at 11:09 AM Sherry Stevens <sherrystevens@utah.gov> wrote:

Hilary,

Thank you for checking in, I appreciate it!

I have looped in Stephanie Pack from UIPA, she oversees the Golden Spike Project Area in Box Elder County.

Stephanie,

I wanted to ensure you're connected with Hilary Venable at MIDA, who oversees the Stratos Project.

Hopefully this introduction is helpful, apologies if you're already in communication and this is redundant.

On Wed, May 13, 2026 at 7:07 AM Hilary Venable <hvenable@midaut.org> wrote:

Good morning Sherry,

I wanted to check in this morning. Ongoing coordination efforts continue; we will update you as discussions progress.



Hilary Venable

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

Stephanie Pack
Associate Vice President
Business Development

O: [REDACTED]
M: [REDACTED]
stephanie.pack@utah.gov
inlandportauthority.utah.gov



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To: Morgan Nebeker <mnebeker@midaut.org>
From: Derek Brenchley <dbrenchley@midaut.org>
Date: Thu, 14 May 2026 11:58:52 -0600
Subject: Fwd: STRATOS PROJECT - GRAMA REQUEST
Attachments: GRAMA_request-form_2025 to MIDA.pdf

Will you add this to the GRAMA tracker? Thank you.

----- Forwarded message -----
From: [REDACTED] <[REDACTED]>
Date: Wed, May 13, 2026 at 2:23 PM
Subject: STRATOS PROJECT - GRAMA REQUEST
To: contact@midaut.org <contact@midaut.org>

Please see the attached GRAMA request form. Thank you for your assistance. PS. If you require any clarification, please do not hesitate to contact me. BP

[REDACTED]
Planning and Development Services, LLC
Salt Lake City, Utah

[REDACTED]

[REDACTED]



Embedded Attachments

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

GRAMA_request-form_2025 to MIDA.pdf

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Thu, 14 May 2026 20:35:02 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from MIDA

Name: [REDACTED]

Email: [REDACTED]

Message: NO ONE WANTS THE DATA CENTER TO BE BUILT IN UTAH.

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To: Derek Brenchley <dbrenchley@midaut.org>
From: [REDACTED]
Date: Thu, 14 May 2026 15:08:09 -0600
Subject: Re: GRAMA Request

Thank you!

On May 14, 2026, at 1:32 PM, Derek Brenchley <dbrenchley@midaut.org> wrote:

Good afternoon [REDACTED]

As we discussed yesterday, MIDA will waive the proposed fee for this request. We are continuing to process your request, and I will be in touch when they are ready for disclosure.

Thank you,
Derek Brenchley

On Tue, May 12, 2026 at 7:54 AM [REDACTED] <[REDACTED]> wrote:
Fine where do I go to pay the \$25?

On May 11, 2026, at 8:32 AM, Derek Brenchley <dbrenchley@midaut.org> wrote:

Dear [REDACTED]

Thank you for your records request dated April 26, 2026, seeking public records and emails related to the Stratos project since January 1, 2026, including communications to Box Elder County Commission members Boyd Bingham, Lee Perry, and Tyler Vincent relevant to the April 22 Commission meeting. MIDA responds as follows.

Stratos Project Records. Copies of all publicly available Stratos project records, including the draft and final project area plans, notices, resolutions, and related materials, are available online at <https://midaut.org/stratos>. See Utah Code § 63G-2-201(7)(a)(v) (a governmental entity satisfies a records request by specifying where the record is accessible online).

Email Communications. With respect to the email communications described in your request, MIDA claims extraordinary circumstances pursuant to Utah Code § 63G-2-204(6). Specifically, the request seeks a voluminous quantity of records or a record series containing a substantial number of records, see § 63G-2-204(6)(c), and MIDA is currently processing a large number of records requests, see § 63G-2-204(6)(d). Due to these extraordinary circumstances, MIDA cannot respond to this portion of your request within the time limits set forth in § 63G-2-204(4). Due to the volume and nature of the records potentially responsive to your request, MIDA is not able to provide a time estimate or a specific availability date at this time. MIDA will provide both a fee estimate and a time estimate upon completion of a preliminary assessment of the scope and volume of responsive records, consistent with § 63G-2-204(7)(c).

MIDA will also conduct a legal review of the responsive emails prior to disclosure, including a determination of whether any records or portions thereof are classified as protected under Utah Code § 63G-2-305, including but not limited to records classified as confidential economic development information (§ 63G-2-305(2)(b)), records the disclosure of which could cause commercial injury to a commercial project entity (§ 63G-2-305(4)), records the disclosure of which would impair governmental procurement proceedings or confer an unfair advantage (§ 63G-2-305(6)), records subject to the attorney-client privilege (§ 63G-2-305(17)), and attorney work product or records prepared in anticipation of litigation or administrative proceedings (§ 63G-2-305(18)). MIDA reserves the right to designate responsive records under any applicable classification in Part 3 of GRAMA.

Prepayment of Fees. Pursuant to Utah Code § 63G-2-203(8)(a), MIDA requires prepayment of estimated fees before beginning to process this request. MIDA's fee for research, compilation, and review of records responsive to your request is \$25.00 per hour, consistent with § 63G-2-203 and MIDA's Records Access and Management Policy (Title 4, Chapter 1), available at <https://static1.squarespace.com/static/68fa79dd76f6c50e5cc4bf18/t/6935fb9344b62f63ef9cbab8/1765145491308/2025.07-MIDA-Policy-Title-4-Chapter-1-Records-Policy.pdf>. MIDA will commence processing your request for email records upon receipt of prepayment in the amount of \$25.00 per each hour of work that you would like MIDA to complete. A full estimate of costs may then be provided to you, and any prepaid amount in excess of fees due will be returned to you.

Appeal Rights. If you believe that the extraordinary circumstances claimed herein do not exist or that the date for compliance is unreasonable, you may appeal this determination to MIDA within 30 days of this notice, consistent with Utah Code § 63G-2-401(1)(b) and MIDA's Records Access and Management Policy.

Sincerely,

Derek Brenchley



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

To: "ncottle@midaut.org" <ncottle@midaut.org>
From: [REDACTED]
Cc: Ryan Starks <rstarks@edcutah.org>, [REDACTED] Elle Marshall
Date: Thu, 14 May 2026 21:56:41 +0000
Subject: RE: MIDA Introduction

Hello Nicole, and thank you, [REDACTED], for facilitating the introduction.

Our team has been actively involved in several of your projects, including ongoing collaborations at the HAFB site. I understand your group has worked closely with some of our colleagues, such as [REDACTED], who is cc'd here. [REDACTED] recently discussed the Stratos project with Hillary Venable and noted that O'Leary is serving as the developer. Horrocks is assisting several nuclear and data center opportunities throughout Utah. Happy to share more about our work here.

As Utah's largest engineering firm, we are eager to offer our expertise and support to you and the O'Leary group as you move through the upcoming development phases. I would appreciate the opportunity to connect and explore how our team can add value to your project. Would you mind if we had [REDACTED], our associate, reach out to setup a time to talk further?

Looking forward to your response.



[REDACTED]
Sr. Vice President
Community Infrastructure

From: Ryan Starks <rstarks@edcutah.org>
Sent: Thursday, May 14, 2026 1:16 PM
To: ncottle@midaut.org
Cc: [REDACTED]
Subject: MIDA Introduction

This Message is from an external sender.

Nicole,

I hope you are doing well! I know things have been a bit crazy lately, but keep fighting the good fight and keep up the great work.

I'd like to introduce you to my friend and board member, [REDACTED]—the Senior Vice President of Community Infrastructure at Horrocks.

[REDACTED] team excels at infrastructure projects in Utah. With the Stratos project coming online, it would be a great opportunity to lean on Utah-based companies for services and support.

I've included [REDACTED] in this email in hopes that the two of you can find a few minutes to chat about partnership opportunities.

Thanks and have a great week.

[REDACTED]

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Thu, 14 May 2026 22:38:34 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos Project Negotiation Correspondence

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 Negotiation Correspondence

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/14/2026

Request Description: All correspondence from April 15, 2026 through May 5, 2026, including emails, text messages, attachments, memoranda, and meeting invitations, between: MIDA Board Members: Stuart Adams, Jerry Stevenson, Karl McMillan, Gage Froerer, Mark Shepherd, Gary Harter, Mike Ostermiller, and Jeff Moss; Representatives or personnel of O'Leary Digital Utah Development Company, including Kevin O'Leary; Box Elder County staff and commissioners, including Anne Hansen, Boyd Bingham, Lee Perry, and Tyler Vincent; and Smith Hartvigsen PLLC partners, attorneys, staff, or consultants involved in negotiations related to the project, including Adam Long and Claire Gillmore. All contracts, agreements, memoranda of understanding, development agreements, or other written records memorializing concessions, conditions, or commitments negotiated between the developer, MIDA, and/or Box Elder County, including records relating to: Guaranteed county revenue, jobs, or tax stabilization protections if state tax laws change; Projected county revenues and upfront developer payments; Inclusion of a local landowner on the Development Review Committee; and Agricultural use, grazing, ranching, farming, or leaseback rights within or around the project area. All consent forms, authorizations, agreements, or similar records executed by private landowners relating to inclusion of property within the project area.

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 5/21/2026 4:38 PM You will be prompted to log in.

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Thu, 14 May 2026 23:31:27 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: I am a resident of Lehi writing to formally register my opposition to the Stratos Project in Box Elder County. As a Utah citizen, I am deeply concerned about the following impacts:

Water and the Great Salt Lake: This project sits in a critical watershed. Any diversion of water even salty groundwater impacts the recovery of the Great Salt Lake. We cannot afford to prioritize a data center over the health of a lake that protects our air quality.

Heat and Local Climate: Scientific reports suggest the 16-gigawatt thermal load from this site could raise local temperatures by up to 12°F at night. We shouldn't be turning Utah valleys into artificial heat islands.

* Energy and Emissions: A 9-gigawatt power draw is double what our entire state currently uses. I am concerned that the resulting emissions will worsen our regional air quality and that the infrastructure costs will eventually be passed on to Utah ratepayers like me.

I request that MIDA pause all development until a full, independent, and transparent Environmental Impact Statement (EIS) is conducted and made available to the public.

I believe this project is un American and a direct threat to the health , safety , and prosperity of all citizens in utah.

I request

A copy of the economic impact study that justifies a 40,000-acre land grab.

An explanation of how they plan to mitigate the 9-gigawatt power draw without affecting residential rates in the rest of Utah.

[Manage Submissions](#)

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

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Thu, 14 May 2026 23:39:43 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Curious about job availability at the Stratos data center. Do you have a timeline on when you will start looking for people?

[Manage Submissions](#)

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

To: recipient <pmorris@midautorg>
From: Insight <results@tveyes-alerts.com>
Date: Fri, 15 May 2026 13:10:35 +0000
Subject: TVEyes Media Digest



TURN YOUR MENTIONS INTO
ACTION

Here's the latest coverage mentioning 'Stratos Project'

Good Morning Idaho

Fri, May 15, 2026 06:05 AM



We've been keeping an eye on the massive stratos project in utah's box elder county. It would be the largest data center in the U.S. spanning across 40,000 acres and would use more than double the electricity the state currently uses in a year. It's backed by celebrity investor kevin

KIVI (ABC)

Good Morning Idaho

Fri, May 15, 2026 06:05 AM

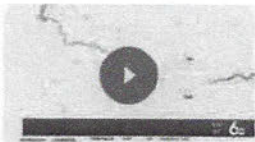


We've been keeping an eye on the massive stratos project in utah's box elder county. It would be the largest data center in the U.S. spanning across 40,000 acres and would use more than double the electricity the state currently uses in a year. It's backed by celebrity investor kevin

KSAW (ABC)

Good Morning Idaho

Fri, May 15, 2026 05:05 AM



We've been keeping an eye on the massive stratos project in utah's box elder county. It would be the largest data center in the U.S. spanning across 40,000 acres and would use more than double the electricity the state currently uses in a year. It's backed by celebrity investor kevin

KIVI (ABC)

Good Morning Idaho

Fri, May 15, 2026 05:05 AM



We've been keeping an eye on the massive stratos project in utah's box elder county. It would be the largest data center in the U.S. spanning across 40,000 acres and would use more than double the electricity the state currently uses in a year. It's backed by celebrity investor kevin

KSAW (ABC)

City Cast Salt Lake

Fri, May 15, 2026 09:00 AM



Yeah, and you know we're watching it play out and Darren, you're right the political power piece of it with with this military installation development authority that most people had never heard of until you know, two weeks ago, green lighting this thing without much, without

City Cast Salt Lake

The Daily Beans

Fri, May 15, 2026 08:55 AM



Audits should be auditing the Stratos project. We should be auditing all of the politicians that do you have property surrounding Theranos project? Or maybe do you have interests that you were changing the laws before this was created?

The Daily Beans

6 On Your Side at 10p

Thu, May 14, 2026 10:20 PM



>> Many are also angry about what they say is rushed process, pushed by the military installation development authority and backed by state political leaders. An effort is underway in box elder county for a citizen referendum to undo the county commission's vote to allow the

KIVI (ABC)

6 On Your Side at 10p

Thu, May 14, 2026 10:20 PM



>> Many are also angry about what they say is rushed process, pushed by the military installation development authority and backed by state political leaders. An effort is underway in box elder county for a citizen referendum to undo the county commission's vote to allow the

KSAW (ABC)

FOX 13 News at Nine

Thu, May 14, 2026 09:29 PM



>> Many are also angry about what they say is rushed process, pushed by the military installation development authority and backed by state political leaders. An effort is underway in box elder county for a citizen referendum to undo the county commission's vote to allow the

KSTU-SLC (FOX)

ABC4 News On KUCW

Thu, May 14, 2026 07:05 PM



The first is of the military installation development authority or my to the shadow government agency established by our legislature to give tax breaks to developers and it bears the bulk of responsibility for this disaster and a moratorium of the project until or unless the full extent of

Utah's CW 30

SEE ALL RESULTS (27)

Sales Representative

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To: Derek Brenchley <dbrenchley@midaut.org>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Fri, 15 May 2026 07:58:33 -0600
Subject: Re: Press request for MIDA re: Stratos Project - Rolling Stone

Thank you.

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

On May 15, 2026, at 7:39 AM, Derek Brenchley <dbrenchley@midaut.org> wrote:

Hi Kristin. Rolling Stone is requesting some time this morning re: Stratos. Sending your way.

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

From: [REDACTED]
Date: Fri, May 15, 2026 at 7:26 AM
Subject: Press request for MIDA re: Stratos Project - Rolling Stone
To: <contact@midaut.org>

Hi there,

I'm a reporter with Rolling Stone. I'm working on a story about the Stratos data center, and would love to get some perspective from a MIDA representative.

Hoping for a quick 10-15 minute interview via phone or Zoom anytime this morning (Friday, May 15), or I can send a couple of questions via email. My deadline is this afternoon.

Apologies for the short notice, and thank you in advance,
Mary Jane Gibson

--

MaryJane
[REDACTED]
[REDACTED]

To: dbrenchley@midaut.org
From: "Squarespace" <form-submission@squarespace.info>
Date: Fri, 15 May 2026 15:21:27 +0000
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Utahns don't want the data center. This is undemocratic and will break the trust of the people.

[Manage Submissions](#)

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

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Fri, 15 May 2026 09:18:59 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Daily update - May 15, 2026

NEWS

Hundreds gather at Capitol to rally against Box Elder data center proposal - KSL.com

KSL.com

The authority promotes economic development initiatives in Utah tied to the military and the Military Installation Development Authority board ...



Flag as irrelevant



MIDA loans itself \$16.5M to prep site for uranium enrichment equipment facility

The Salt Lake Tribune

... facilities — including one that could produce the hardware used in uranium enrichment. The Military Installation Development Authority, or MIDA ...



Flag as irrelevant

Hundreds demand Utah political leaders walk back data center project - Fox 13 News

Fox 13 News

Chanting "no data center," they demanded state political leaders — including the Military Installation Development Authority — walk back the project ...



Flag as irrelevant



How Utah policy changes cleared a path for Stratos data center project

Utah Public Radio

... Military Installation Development Authority, or MIDA. The agency was created in 2007 to support development near military bases and protect ...



Flag as irrelevant

Utah protesters want more sunlight on data center plan and its effects on water and air

Utah News Dispatch

On April 24, the appointed, seven-member board of Utah's Military Installation Development Authority, or MIDA, gave its approval for the proposal.



Flag as irrelevant

Did Utah Leaders Already Sell Out Tremonton to Big Tech?

Utah Stories

The project is tied to Utah's Military Installation Development Authority (MIDA), the powerful quasi-governmental entity increasingly shaping ...



Flag as irrelevant

The soul of Box Elder is not for sale: A legacy at risk - Utah News Dispatch

Utah News Dispatch

... Military Installation Development Authority. This culture of "money over ethics" is a recurring theme in failed ventures. The myth of economic ...



Flag as irrelevant

Speaker Schultz says he supports studies on data center's impact - Fox 13 News

Fox 13 News

... Military Installation Development Authority (MIDA) which has been pushing the project. Governor Spencer Cox, who has been a vocal supporter of the ...



Flag as irrelevant

Utahns rally at Capitol against Box Elder County data center project - The Salt Lake Tribune

The Salt Lake Tribune

The project, dubbed Stratos by Utah's **Military Installation Development Authority**, is planned as a sprawling hyperscale data center development in ...



Flag as irrelevant

Utah approves massive AI data center despite fierce backlash - MSN

MSN

The **Military Installation Development Authority's** role and the absence of a full environmental review have fueled perceptions of a rushed, opaque ...



Flag as irrelevant

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Fri, 15 May 2026 09:33:49 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update May 15, 2026

NEWS

MIDA loans itself \$16.5M to prep site for uranium enrichment equipment facility

The Salt Lake Tribune

MIDA leases the 400 acres there from the Utah Amory Board, and then subleases it to Utah Energy, a subsidiary of California-based nuclear startup ...



Flag as irrelevant

Dissolvement of MIDA demanded by Box Elder County residents and local organizations

ABC4 Utah

Representatives from various conservation, faith, and environmental organizations gathered with Northern Utah community members at the Utah State ...



Flag as irrelevant

How Utah policy changes cleared a path for Stratos data center project

Utah Public Radio

In recent years, lawmakers have expanded MIDA's role, allowing it to oversee large economic development projects in designated areas — meaning ...



Flag as irrelevant

Kevin O'Leary Thinks People Opposing AI Data Center Are From China - National Enquirer

National Enquirer

Approved by the MIDA Board of Directors and the Box Elder County Commission, the project supports the development of a large-scale data and energy ...



Flag as irrelevant

S2 Services requests exclusion of evidence in case against Ports - WJournalpr

WJournalpr

... (MIDA) in its amicus curiae brief be disregarded in the lawsuit brought by the Ports Authority (PA).



Flag as irrelevant

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To: Kristin Kenney Williams <kristin@commfluent.com>
From: Derek Brenchley <dbrenchley@midaut.org>
Date: Fri, 15 May 2026 10:41:37 -0600
Subject: Fwd: On Point national public radio show interview?

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

From: [REDACTED]
Date: Fri, May 15, 2026 at 9:14 AM
Subject: On Point national public radio show interview?
To: contact@midaut.org <contact@midaut.org>

Hi there,

I'm a producer at the nationally syndicated public radio show *On Point*.

We're working on a show about the Box Elder County data center – and would love to talk with someone from MIDA!

Would someone be willing and available to join our *live* show on Wednesday, May 20th, 8 am- 9 am MT?

I can't confirm the booking just yet but if you're interested, please let me know the best time **TODAY** or **MONDAY** to reach out for a quick pre-interview over Zoom.

Thanks again!

Claire

Claire Donnelly

Senior producer, *On Point*

Cell phone/WhatsApp: [REDACTED]

To: "dwilliams@induct.org" <dwilliams@induct.org>
From: [REDACTED]
Date: Fri, 15 May 2020 16:12:22 +0000
Subject: Re: Stratos / Wonder Valley Infrastructure Introduction
Attachments: BearCom Construction.pdf

Hi David,

Hope you are doing well! If you have some time to chat next week,

Regards,
[REDACTED]

Enterprise Account Executive

BEARCOM

[REDACTED]

[REDACTED]

[REDACTED]

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Embedded Attachments

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

BearCom Construction.pdf

To: Brian Mullahy <[REDACTED]>, [REDACTED], Krstin Kenney Williams <kristin@commfluent.com>, Hilary Venable
<hvenable@midaut.org>, Anne Hansen <ahansen@boxeldercountyut.gov>, Lynnette Crockett <lcrockett@boxeldercountyut.gov>
From: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Date: Fri, 15 May 2026 13:42:31 -0600
Subject: Parcel Question from KUTV

Hi all,

I am including Brian from Channel 2 News on this email. Brian is a reporter we have worked with frequently and trust.

He reached out to ask whether we could clarify which parcels are specifically associated with the data center and which parcels may be tied to other project components.

That is not a question I can answer directly, so I told him I would connect him with you both to determine whether additional information can be provided.

Thank you,

Lynnette

To: mnebeker@midaut.org
From: saltlaketribune-saltlake Adportal <selfserve@sltrib.com>
Date: Fri, 15 May 2026 13:44:00 -0600 (MDT)
Subject: Affidavit created for SLT0038123
Attachments: SLT0038289.pdf

PLEASE DO NOT RESPOND DIRECTLY TO THIS EMAIL. Responses go to an automated email box that we are unable to read or reply from.

Affidavit Complete

This email is to confirm that an affidavit has been created for SLT0038123.

A PDF of the affidavit is attached.

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

SLT0038289.pdf

To: mnebeker@midaut.org, LaRee Whitmer <lwhitmer@sltrib.com>
From: Cheryl Bennett <cbennett@sltrib.com>
Date: Fri, 15 May 2026 13:49:25 -0600
Subject: Affidavit for your records
Attachments: SLT0038123-affidavit.pdf

Attached is your affidavit for your records. If you need further assistance please let me know.
Have a great day

Cheryl Bennett
Customer Service Manager &
Obits and Legals
M: [REDACTED]
Support the Tribune | [Subscribe today!](#)

Embedded Attachments

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

SLT0038123-affidavit.pdf

To: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
From: Kristin Kenney Williams <kristin@commfluent.com>
Cc: Brian Mullahy <[REDACTED]>, [REDACTED], Hilary Venable <hvenable@midautorg>, Anne Hansen
<ahansen@boxeldercountyut.gov>
Date: Fri, 15 May 2026 13:54:18 -0600
Subject: Re: Parcel Question from KUTV

No problem, and thank you, Lynnette.

Brian, great questions but until we have a master plan from the development team, environmental studies get underway, we don't have any additional information at this time.

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

> On May 15, 2026, at 1:42 PM, Lynnette Crockett wrote:

> > Hi all,

> > I am including Brian from Channel 2 News on this email. Brian is a reporter we have worked with frequently and trust.

> > He reached out to ask whether we could clarify which parcels are specifically associated with the data center and which parcels may be tied to other project components. > > That is not a question I can answer directly, so I told him I would connect him with you both to determine whether additional information can be provided.

> > Thank you,

> > Lynnette

To: Hilary Venable <hvenable@midaut.org>, Matt Lusty <matt@honey.inc>
From: Kristin Kenney Williams <kristin@commfluent.com>
Date: Fri, 15 May 2026 16:14:02 -0600
Subject: Fwd: Channel 2-SLC

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

Begin forwarded message:

From: Kristin Kenney Williams <kristin@commfluent.com>
Subject: Re: Channel 2-SLC
Date: May 15, 2026 at 4:11:54 PM MDT
To: Brian Mullahy <[REDACTED]>

Thanks, Brian. My understanding is that the development team did have preliminary geotechnical studies conducted before creating the project area boundary, and that the epicenter of the 1934 earthquake is more than five miles from the nearest corner of the project. As I previously stated, many more studies will be conducted over the next many months.

Kristin Kenney Williams
MIDA spokesperson

On May 15, 2026, at 2:10 PM, Brian Mullahy <[REDACTED]> wrote:

Hi Kristin,

I appreciate your response to my requests about specific parcels for the Stratos project — thank you.

I'm working on a story for the 6pm news today about the largest earthquake in Utah history that occurred in the Hansel Valley in 1934, and a fault line that appears to be close to the project area.

My questions:

- Was MIDA aware of the earthquake and the fault line when it approved the project?
- Did it consult with geological experts including the Utah Geological Survey prior to approval?
- If so, please describe the nature of that consultation. Did geology consultants provide a report to the MIDA board? What information did they convey? Did they have a recommendation for or against project construction?
- If there were no consultation with geological experts, why not?

Again, thank you for your earlier email. Your responses to the above would be appreciated.

Brian Mullahy
KUTV Channel 2
Salt Lake City
[REDACTED]

To: recipient <afarber@midaut.org>
From: Insight <results@tveyes-alerts.com>
Date: Sat, 16 May 2026 13:05:54 +0000
Subject: TVEyes Media Digest



Here's the latest coverage mentioning 'Stratos Project'

77 WABC MiniCasts

Sat, May 16, 2026 07:16 AM



Well, it's called the military installation development Authority or Mo mia mda. Okay, and this is crazy. This was originally created by the Utah legislator legislature to facilitate economic development adjacent to military installations.

77 WABC MiniCasts

Fast Politics with Molly Jong-Fast

Sat, May 16, 2026 04:09 AM



So we have a state board called the Military Installation development Authority. They're supposed to like manage development around military installations, but they have a. Ton of power and kind of expanded from that, and so they're the ones that approve projects like this.

Fast Politics with Molly Jong-Fast

KSL 5 News at 10

Fri, May 15, 2026 10:00 PM



This map shows the location of Shultz's properties.. In relation to the Stratos Project. They are listed under different companies.. owned by Shultz. As you can see.. none of them are adjacent.. to the data center land. You can see the Sawmill Ranch property is the closest.. about 4

KSL-SLC (NBC)

2News at 6P

Fri, May 15, 2026 06:10 PM



of the earthquake is more than five miles from the nearest corner of the Stratos project site. >> The flight. >> Data objections center on Impacts to Power and the Great Salt Lake. As for the seismic profile, Mirror and Box Elder County, expect more studies.

KUTV-SLC (CBS)

Kagro in the Morning

Fri, May 15, 2026 07:58 PM



But if we're talking about audits should be auditing the Stratos project, we should be auditing all of the politicians that I don't know. Do you have property surrounding the Stratos project or maybe do you have interests that you were changing the laws before this was created?

Kagro in the Morning

Scripps News (IPTV) - Daytime (3:15 PM)

Fri, May 15, 2026 03:16 PM

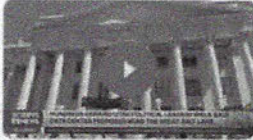


Many are also angry about what they say is a rushed process pushed by the military installation development Authority and backed by state political leaders. An effort is under way in Box Elder county for a citizen referendum to undo the county Commission's vote. To a Lou. The data

Scripps News (IPTV)

Scripps News (IPTV) - Daytime (12:15 PM)

Fri, May 15, 2026 12:16 PM



Is a rushed process pushed by the military installation development Authority and backed by state political leaders. An effort is underway in Box Elder county for a citizen referendum to undo the county Commission's vote to allow the data Center. People are not.

Scripps News (IPTV)

The Radio from Hell Show

Fri, May 15, 2026 04:13 PM



They demanded state political leaders, including the Military Installation development Authority MDA.

The Radio from Hell Show

SEE ALL RESULTS (14)

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To: [REDACTED]
From: Lynnette Crockett <lcrockett@boxeldercountyut.gov>
Cc: sturner@midaut.org, Anne Hansen <ahansen@boxeldercountyut.gov>, Krstin Kenney Williams <kristin@commfluent.com>
Date: Sat, 16 May 2026 17:01:58 -0600
Subject: Re:

Hi [REDACTED],

Thank you so much for reaching out to us directly. We truly appreciate it.

As a whole, we are actively working to provide the public with accurate, transparent, and up-to-date information regarding the project. We understand this is a significant project that naturally brings up important questions, and we genuinely appreciate when community members come directly to the source for information and clarification.

The Box Elder County Stratos Project webpage contains a substantial amount of information and is updated regularly as new information becomes available. The site currently includes meeting recordings, fact sheets, FAQ pages, project documents, and additional public resources related to the project. It also includes the Governor's Office FAQ resource, which addresses many of the common questions we've been hearing from the public. I am currently updating my site almost on a daily basis because we are taking the feedback from our submission form and using it to build public education tools.

You can find that information here:
boxeldercountyut.gov/stratosproject

I also know that MIDA has many helpful resources available on their website related to the project, and I'll let Kristin share more specifically what information MIDA currently has available there.

If you still have questions after reviewing the available resources, please do not hesitate to reach back out. We welcome the opportunity to answer questions. Keeping people informed and connected throughout this process is important to us.

Thank you again for taking the time to reach out, and please continue checking the webpage as new information and updates are added regularly.

Best,

Lynnette Crockett
Box Elder County
Public Information Officer
[REDACTED]

On Sat, May 16, 2026, 4:39 PM [REDACTED] wrote:
Sara & Lynnette,

Could you point me to the most current answers to questions already asked or FAQ pages regarding the Stratos Project. I'm hearing a lot of discussion on social media around the project but it sounds too much like 5yr olds screaming at each other. So far the early research I've done has consisted of using Google Gemini AI. My current concerns and questions are around water and power. I see that water concerns will be addressed by a closed-loop cooling system based on existing private agricultural water rights. How can I learn more about this system? As far as power requirements I see the developers look to power 100% of the project via on-site solar arrays and direct connections to the Ruby natural gas pipeline. Solar contributing to a project of this scale is frankly retarded. I can't take solar as part of the explanation seriously.

If either of you could point me in the right direction to start learning about this project I'd be very grateful. I'm not for or against the project although I am in favor of making bold moves in engineering and tech advancements. I just don't trust corporate America or government to not screw things up, regardless of intent. With something this big the downside is too great to ignore.

Also, if I have questions not answered by current sources can I reach out to either of you for further details, or are there more appropriate contacts for that?

Sincerely,

Jared Christopherson
[REDACTED]
[REDACTED]
Cell: [REDACTED]

To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Sun, 17 May 2026 02:10:24 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: We don't want you in the state of Utah!!! You are supporting the data center we don't want. You need to be removed.

[Manage Submissions](#)

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

To: recipient <afarber@midaut.org>
From: Insight <results@tveyes-alerts.com>
Date: Sun, 17 May 2026 13:04:20 +0000
Subject: TVEyes Media Digest



TURN YOUR MENTIONS INTO
ACTION

Here's the latest coverage mentioning 'Stratos Project'

ABC4 News Special

Sat, May 16, 2026 09:20 PM



The conservation and controversy continuing to swirl over around the Stratos project. The proposed data center in box elder County backed by shorting Sir Kevin O'Leary attention is now one Utah House Speaker Mike Schultz and the property he owns in near the project.

KTVX-SLC (ABC)

FOX 13 News at Nine Weekend Edition

Sat, May 16, 2026 09:01 PM



What we're talking about beyond being stratos project. Supporters say it would put utah at the center of the eye race and strengthen national security alliance for a better utah. Also pushing back in an interview with fox 13 earlier this week. The group denied taking money from the chinese

KSTU-SLC (FOX)

Geoengineering Watch Global Alert News

Sun, May 17, 2026 12:00 AM



From that report, Utah scientists fear the proposed Stratos project would generate enough heat to alter temperatures, strain wildlife and intensify environmental threats around the great Salt Lake. News of the proposed sprawling data complex, dubbed the Stratos project, became

Geoengineering Watch Global Alert News

SEE ALL RESULTS (3)

Sales Representative

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To: recipient <pmorris@midaut.org>
From: Insight <results@tveyes-alerts.com>
Date: Sun, 17 May 2026 13:04:33 +0000
Subject: TVEyes Media Digest



TURN YOUR MENTIONS INTO
ACTION

Here's the latest coverage mentioning 'Stratos Project'

ABC4 News Special

Sat, May 16, 2026 09:20 PM



The conservation and controversy continuing to swirl over around the Stratos project. The proposed data center in box elder County backed by shorting Sir Kevin O'Leary attention is now one Utah House Speaker Mike Schultz and the property he owns in near the project.

KTVX-SLC (ABC)

FOX 13 News at Nine Weekend Edition

Sat, May 16, 2026 09:01 PM



What we're talking about beyond being stratos project. Supporters say it would put utah at the center of the eye race and strengthen national security alliance for a better utah. Also pushing back in an interview with fox 13 earler this week. The group denied taking money from the chinese

KSTU-SLC (FOX)

Geoengineering Watch Global Alert News

Sun, May 17, 2026 12:00 AM



From that report, Utah scientists fear the proposed Stratos project would generate enough heat to alter temperatures, strain wildlife and intensify environmental threats around the great Salt Lake. News of the proposed sprawling data complex, dubbed the Stratos project, became

Geoengineering Watch Global Alert News

SEE ALL RESULTS (3)

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To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Sun, 17 May 2026 09:04:18 -0700
Subject: Google Alert - Military Installation Development Authority

Google Alerts

Military Installation Development Authority

Daily update: May 17, 2026

NEWS

A massive AI data center transforms rural Utah into a national flashpoint - MR Online
MR Online
... Military Industrial Development Authority (MIDA). Utah's State ... Base, and a military recreation
development in Wasatch County, Mary ...

  Flag as irrelevant

Tesla, Rivian and Ford Owners Crossing Utah on I-15 Just Got a New Neighbor ... -
Autonocion.com
Autonocion.com

Paul Morris, executive director of Utah's Military Installation Development Authority, told the commission
on April 22 that the facility "will not ...

  Flag as irrelevant

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To: contact@midaut.org
From: [REDACTED]
Date: Sun, 17 May 2026 22:11:41 -0600
Subject: Stratos Project

Dear MIDA Board,

I am outraged at the proposed Stratos Project. This project will cause irreversible damage to northern Utah and will negatively impact the climate of surrounding states for decades.

Utah routinely ranks in the 10 worst states for air pollution. Adding an additional powerplant that will generate up to 9 gigawatts of usable power will increase our air pollution and cause additional sickness and premature death beyond what we already experience due to our poor air quality. There is a great deal of research on this. Please look it up.

Utah is the second driest state in the country. We are in an acute drought this year and are in a long-term pattern of decreasing precipitation and increasing temperatures. Research from the University of Texas last year indicates that the megadrought pattern that we are in may persist until 2050 or beyond. Fasting and praying for rain, as Governor Cox has suggested, while allowing a data center to use our water is irresponsible. The water used by the data center will not feed anyone, beautify the landscape, or provide recreation for anyone. If you think large scale closed-loop systems are truly closed and that do not leech or emit any toxins, you need to read up on this. There are sources you can consult that are not propaganda from the tech industry.

The concessions made and incentives given to the Stratos Project are irresponsible and incomprehensible. You are not pursuing what is best for Utah or what Utahn's want. The argument that this or any other data center in Utah is somehow a lynch pin for national security in a race to beat the Chinese is a farce. The United States has over 4,000 working data centers while China has less than 400. Are we supposed to sacrifice our health and environment for generations to come for this data center when we already have ten times more data centers than they do? You may not know this, but the United States has more active data centers than the next largest 15 nations, in terms of the number of data centers, combined. We don't need or want any more data centers.

Due diligence related to proposed data centers, which are not needed at this time, should require a comprehensive study that looks at the following factors as a starting point:

- Air pollution
- Greenhouse gas emissions
- Temperature increases
- Water use
- Water pollution
- Impact of impervious surfaces on increased runoff and decreased groundwater infiltration
- Noise pollution
- Light pollution (not just dark sky, the demonstrated negative impact on plants and animals)
- Projected lifespan of the data center and how it will be decommissioned
- Short-term and long-term actual number of jobs provided

Thank you for your time.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

To: dbrenchley@midaut.org
From: noreply@utaccessgov.com
Date: Mon, 18 May 2026 20:55:43 +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 mission plan and project area

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 the following records regarding the Stratos Project Area:

- The finalized Stratos Project Area Plan and budget approved by the MIDA Board on April 24, 2026.
- The Master Development Agreement (MDA) between MIDA and the developers (O'Leary Digital/West GenCo LLC), specifically the sections detailing water-use commitments and on-site energy generation infrastructure.
- Site specific structural plans or engineering narratives describing the foundation types (like isolated piers vs. monolithic slabs) and any specialized cooling infrastructure (cryogenic or liquid helium storage) designed for the initial data halls.
- Any mission narratives or communications with the Utah National Guard or Air Force that justify the military purpose of this private development under Utah Code 63H-1-202.

Request URL: ***Please make sure to click LOG IN in order to access this request*** [REDACTED]
[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: contact@midaut.org
From: [REDACTED]
Date: Mon, 18 May 2026 15:39:27 -0600
Subject: "Attn: GIS Division / Stratos Project Map Request")

Ruby Pipeline/rail alignments:
Contact: Paul Morris (Executive Director)
Chief Legal/Administrative Officer: Nicole Cottle

Hello Mr Morris I'm [REDACTED] and my firm is Petromark Group, I have actionable solutions to all three of the communities arguments against the Stratus campus, these solve the Heat island, the massive CO2 daily production and there is ZERO lake and aquafir interaction
Our systems don't use any water in the cooling of the data center.

I'm looking for an overhead map of the southeast quadrant of the 41,000 acre plan. Specifically where the Ruby pipeline comes in and where the old intercontinental railway would be stubbed or a baloon loop.

These are legitimate solutions that we would require NCNDA/IMFPA documents signed to share more but this would turn this campus from a drought stricken desert farmland without much growth ability and large public contention to a destination and model of the future with multiple lakes for recreation and rental revenue streams to an ISO 1/2 wildfire support.

I am hopeful you will entertain a ten minute chat and that I could get a map image emailed for review. Best regards [REDACTED] CEO Petromark Group LLC
[REDACTED]

"The Box Elder County / Stratos Project Area Plan Map" – This outlines the exact jurisdictional boundaries approved by the county commission and the MIDA board.

"GIS Shapefiles for the local utility corridors" – This will give your engineering team the precise geospatial vector lines for the Ruby Pipeline easement and the historic Central Pacific / Transcontinental rail grade right-of-way.

"MIDA Base Map Data for the Northwest/Southeast Shoreline Quadrants" – This provides the official topography and state-recognized boundaries relative to the Great Salt Lake sovereign lands.

Subject: Actionable Infrastructure & Environmental Solutions: STRATUS Project Area Map Request

Dear Mr. Morris,

My name is [REDACTED], CEO of Petromark Group LLC. I am contacting you directly regarding the STRATUS campus development in Box Elder County.

Our firm has engineered actionable, deployment-ready solutions to the three primary infrastructure and public concerns currently facing the MIDA/O'Leary campus: the localized heat-island effect, massive daily CO₂ production, and local hydrological strain. Crucially, our infrastructure utilizes a closed-loop system that requires ZERO water consumption or local aquifer interaction for data center cooling.

To finalize our engineering and spatial integration models for this site, I am requesting that your planning and GIS division provide the following official mapping assets for our review:

The Box Elder County / STRATUS Project Area Plan Map: Outlining the exact jurisdictional boundaries approved by the county commission and the MIDA board.

GIS Shapefiles for Local Utility Corridors: Providing the precise geospatial vector lines for the Ruby Pipeline easement and the historic Central Pacific / Transcontinental rail grade right-of-way.

MIDA Base Map Data for the Northwest/Southeast Shoreline Quadrants: Detailing the official topography and state-recognized boundaries relative to the Great Salt Lake sovereign lands.

These proprietary systems turn what is currently a point of heavy public contention and a drought-restricted high-desert site into a global model of futuristic infrastructure—complete with integrated multi-lake recreational/rental revenue streams and ISO 1/2 wildfire defense support.

Due to the high-value nature of these proprietary systems, we will require standard NCNDA/IMFPA documentation executed prior to disclosing our full engineering schematics. However, I welcome a brief, ten-minute introductory call to discuss how we can fast-track your public and regulatory approvals.

I look forward to your response and to receiving the requested map data.

Best regards,

[REDACTED] CEO, Petromark Group LLC
[REDACTED]

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 19 May 2026 01:41:36 +0000
Subject: GRAMA Record to review for Emily Anderson Stern regarding: Communications

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: Communications

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/6/2026

Request Description: Please provide all digital communications and attachments between Kevin O'Leary or his representatives and members or staff of MIDA from Jan. 1, 2025, to the present. Please also provide all other communications related to O'Leary's data center project — referred to as both "Stratos" and "Wonder Valley" — including, but not limited to, those with companies interested in the project, local officials, state officials and federal officials.

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

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Continue to next step: [REDACTED]

[REDACTED] This link expires on 5/25/2026 7:41 PM You will be prompted to log in.

To: recipient <afarber@midaut.org>
From: Insight <results@tveyes-alerts.com>
Date: Tue, 19 May 2026 13:03:44 +0000
Subject: TVEyes Media Digest



TURN YOUR MENTIONS INTO
ACTION

Here's the latest coverage mentioning 'Stratos Project'

Good Day Utah - 6AM

Tue, May 19, 2026 06:29 AM



The stratos project submitted to water rights application after taking down a previous request that was drawing protests. People are already entering formal protest against the new application. >> Seems like the rain is pretty much moved out. But cooler temperatures still lingering

KSTU-SLC (FOX)

Good Morning Utah

Tue, May 19, 2026 05:35 AM



. >> The Shark tank star who was one of the main supporters of the Stratos project in box. Elder County is showing new renderings of the data center. Take a look here, ABC for received these pictures from the architecture firm Gensler, which also designed the shops at South Town

KTVX-SLC (ABC)

Good Day Utah - 5AM

Tue, May 19, 2026 05:05 AM



The design for the stratos project features large buildings with glass walls on 40,000 acres of land. Meanwhile, developers just submitted a new water rights application for all whether acre feet of water that is much less than their previous request for 1900 acre feet.

KSTU-SLC (FOX)

Good Morning Utah

Tue, May 19, 2026 05:05 AM



. >> The Shark tank star who was one of the main supporters of the Stratos project in box. Elder County is showing new renderings of the data center, ABC for received these pictures. What you're seeing here from the architecture firm Gensler, which also designed the shops at

KTVX-SLC (ABC)

City Cast Salt Lake

Tue, May 19, 2026 09:00 AM



Obviously, we've talked a lot about the state entity that's pushing this in Box Elder county, the military installation development Authority Ka ma, which has layered on this level of secrecy to the project that I think has really angered people. So. That's how this project is a little

City Cast Salt Lake

FOX 13 News at Nine

Mon, May 18, 2026 09:01 PM



Now we've got these new renderings of what could be the footprint of the 7.5 gigawatts stratos project built with the states military installation development authority. Now these are from the company designing it gensler.

KSTU-SLC (FOX)

TBPN

Mon, May 18, 2026 11:52 PM



The data center, which is called the Stratos project, is set to use 9 gigawatts of electricity gigabytes. You saw that double the entire amount of electricity used by. Well, she said she said it correctly. She's yeah, yeah. The transcript said gigabytes, which is funny. AI fails again.

TBPN

TBPN

Mon, May 18, 2026 09:19 PM



The data Center, which is called the Stratos project, is set to use 9 gigawatts of L gigabytes. You saw that double the entire amount of city used by well, she said she said it correctly. She's yeah, yeah, the transcript said gigabytes, which is funny. AI fails again. We need another data

TBPN

I Doubt It Podcast

Mon, May 18, 2026 08:43 PM



Now this one is a project which the military installation development Authority is moving forward with, despite widespread public opposition, and the people at large are not buying that bull s***** from Governor Cox about this being a national security issue to compete with China, and

I Doubt It Podcast

SGT Report's The Propaganda Antidote

Mon, May 18, 2026 08:28 PM



O'Leary must know, because it was probably the same bus that brought him in from French O'Leary was able to get the project approved unanimously through an obscure state agent seen known as the Military Installation development Authority, as well as the Box Elder county

SGT Report's The Propaganda Antidote

SEE ALL RESULTS (14)

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To: dbrenchley@midaut.org
From: Squarespace <form-submission@squarespace.info>
Date: Tue, 19 May 2026 16:07:21 +0000 (UTC)
Subject: Form Submission - MIDA Contact Form

Sent via form submission from [MIDA](#)

Name: [REDACTED]

Email: [REDACTED]

Message: Hi,

I would like to express my concern that the Stratos Data Center project is being rushed. I think more effort is needed to explore whether this is good for Utah.

Best,

[REDACTED]

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

To: hvenable@midaut.org
From: Google Alerts <googlealerts-noreply@google.com>
Date: Tue, 19 May 2026 09:08:22 -0700
Subject: Google Alert - MIDA

Google Alerts

MIDA

Daily update · May 19, 2026

NEWS

Kevin O'Leary's Utah data center: What we know about the Box Elder County Commissioners

The Salt Lake Tribune

They voted earlier this month to give consent for the Military Installation Development Authority, or MIDA, to create the Stratos project area across ...



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To: Kristin Kenney Williams <kristin@commfluent.com>
From: Morgan Nebeker <mnebeker@midaut.org>
Date: Tue, 19 May 2026 11:40:15 -0600
Subject: Fwd: Questions on Stratos infrastructure and potential off-site easements

Media request

Begin forwarded message:

From: "Stevens, Suzanne" <[REDACTED]>
Date: May 19, 2026 at 10:45:33 AM MDT
To: lcrockett@boxeldercountyut.gov, ahansen@boxeldercountyut.gov
Cc: mnebeker@midaut.org
Subject: Questions on Stratos infrastructure and potential off-site easements

Hi Lynnette, Anne and Morgan.

I'm working on a story about the proposed Stratos data center project and had a few questions about infrastructure tied to the site.

Public materials state the projects plans to generate power on-site using natural gas from the nearby Ruby Pipeline. I'm trying to better understand what infrastructure would be needed to connect the project to that system.

Can you clarify whether any gas lateral, utility corridor, electrical infrastructure, road access, water line, or other right of way serving the project would require easements outside the project boundary?

If so:

Have any off-site easement discussions begun?

Would any public entity involved in the project have eminent domain or Condemnation authority related to infrastructure?

Has eminent domain been discussed at any point in planning conversations?

I'd also appreciate any maps, corridor plans, or supporting documents tied to utility infrastructure for the project.

Thank you,

Suzanne Stevens
Fox 13 News
[REDACTED]

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To: dbrenchley@midaut.org
From: noreply@ut.accessgov.com
Date: Tue, 19 May 2026 17:59:26 +0000
Subject: Reminder - Entity has a Records Request to review
Attachments: Application.pdf

Military Installation Development Authority,
REMINDER - Your agency has a record request to review for [REDACTED] for a record(s) related to subject/title: Box Elder County data center 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 am requesting all correspondence and documents associated with Kevin O'Leary's proposed data center project in Box Elder County from the initial contact to present. Correspondence includes memos, letters, emails, text messages and any other electronic or paper communications. Documents include any applications, forms, letters, memos, etc. submitted by the developer as well as those generated by 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.pdf

To: Hilary Venable <hvenable@midaut.org>
From: Trace Robinson <[REDACTED]>
Date: Tue, 19 May 2026 18:18:45 +0000
Subject: Data Center Information

Hi Hilary,

I contacted a person who built 6 large data centers in SLC and Bluffdale and asked them if he could give me some contact information regarding the consultants and contractors he used. The following is what he sent me:

Electrical - Cache Valley Electric
AC/CRACS - Liebert and Data Aire
AC/CRAC Service and Maintenance - DVL Chillers and Comfort
Coolers - Freedom Mechanical
Utilities - Enbridge Natural Gas and Rocky Mountain Power
Generators - Wheeler Cat of SLC
Battery Backup and UPS - Panduit, Hitachi, Mitsubishi, and Schneider
Permits - Draper City and Salt Lake County
Fire Inspection - Certified Fire
Consultation for Design - CBRE (an international data center planning and consulting firm)

Hopefully this will be helpful.

Thanks,
Trace

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 19 May 2026 19:03:20 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos/Box Elder County Data Center

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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/Box Elder County Data Center

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/19/2026

Request Description: I request the following: -- All GRAMA requests received since April 1, 2026, with the keywords "Stratos," "Data Center" and/or "Box Elder." -- Responsive records to the above mentioned GRAMA requests.
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

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Continue to next step: [REDACTED] This link expires on 5/26/2026 1:02 PM You will be prompted to log in.

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 19 May 2026 19:20:31 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos Project Records Request

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 Records Request

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/19/2026

Request Description: I am requesting records related to the proposed "Stratos Project" data center and energy development project in Box Elder County, Utah, including the Hansel Valley/Wonder Valley project area and any project areas approved or discussed. Requested records include, but are not limited to: Emails, text messages, memoranda, meeting notes, calendar invites, attachments, presentations, PowerPoints, reports, spreadsheets, GIS files, draft documents, redlined documents, and audio/video recordings related to the Stratos Project. Utility correspondence and infrastructure planning records. Power generation agreements, transmission studies, interconnection studies, grid capacity analyses, natural gas infrastructure discussions, fuel supply discussions, and correspondence with utility providers. Water agreements, water rights discussions, groundwater studies, hydrology reports, pumping estimates, cooling system evaluations, aquifer impact analyses, and correspondence with the Utah Division of Water Rights. Tax incentive discussions, tax increment financing analyses, fiscal impact studies, economic projections, property tax rebate discussions, sales tax discussions, and development incentive agreements. Environmental review records, environmental assessments, endangered species reviews, air quality analyses, emissions modeling, cultural resource studies, archaeological reviews, wildfire planning documents, and land-use analyses. Draft and final development agreements, interlocal agreements, resolutions, board packets, consultant reports, feasibility studies, and infrastructure planning documents. Communications with developers, consultants, engineering firms, lobbyists, attorneys, utilities, state agencies, Box Elder County officials, and elected officials regarding the project. This request includes records involving or referencing: Stratos Project Wonder Valley Hansel Valley AI campus hyperscale data center campus 7.5 GW 9 GW Relevant entities and persons may include: MIDA O'Leary Digital West GenCo Rocky Mountain Power Utah Division of Water Rights Tyler Vincent, Boyd Bingham, Lee Perry Spencer Cox consultants, attorneys, developers, utility representatives, and project stakeholders associated with the Stratos Project. Relevant location: Hansel Valley/Wonder Valley area, Box Elder County, Utah. Relevant dates: January 1, 2024 to present. This request includes records stored on personal devices or personal accounts if used for public business. I request records in electronic format whenever possible. If any records are withheld or redacted, please provide the legal basis for each withholding or redaction and provide an index describing withheld records. I also request a waiver or reduction of fees because the records are being requested in the public interest and for journalistic purposes.

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

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Continue to next step: [REDACTED]

[REDACTED] This link expires on 5/26/2026 1:20 PM You will be prompted to log in.