

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@ut.accessgov.com
Date: Tue, 19 May 2026 19:30:57 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos Project presentation

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 presentation

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 documents presented or displayed to Box Elder County commissioners on March 25, 2026. -- All recordings and notes in possession of MIDA staff or board members and created during that March 25, 2026, meeting.

End of Description

Please Note: All records requests must be responded to within 10 business days of receipt, or 5 business days if the requester has asked for an expedited response (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 5/26/2026 1:30 PM You will be prompted to log in.

To: mnebeker@midaut.org, openrecordsadmin@utah.gov
From: noreply@utahaccess.gov.com
Date: Tue, 19 May 2026 19:52:41 +0000
Subject: GRAMA Record to review for [REDACTED] regarding: Stratos mission plan and project area

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 mission plan and project area

Requester's Name: [REDACTED]

Requester's Email Address: [REDACTED]

Requester's Phone Number: [REDACTED]

Submission Date: 5/11/2026

Request Description: 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.

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 5/26/2026 1:52 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 19:57:45 +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 5/26/2026 1:57 PM You will be prompted to log in.

To: mnebeker@midaut.org
From: Google Voice <voice-noreply@google.com>
Date: Tue, 19 May 2026 22:47:17 +0000
Subject: New voicemail from [REDACTED]



hi Paul this is [REDACTED] at Western steel buildings I wanted to reach out because looks like you're one of the contacts on this Box Elder County data center project I wanted to help office support on the steel building procurement side I'm not sure if you're somebody I need to talk to you on that let me give you my direct number it is [REDACTED] and talk to you soon thanks bye

PLAY MESSAGE

[YOUR ACCOUNT](#) [HELP CENTER](#) [HELP FORUM](#)

This email was sent to you because you indicated that you'd like to receive email notifications for voicemail. If you don't want to receive such emails in the future, please update your [email notification settings](#).

Google

Google LLC
1600 Amphitheatre Pkwy
Mountain View CA 94043 USA

To: pmorris@midaut.org
From: [REDACTED]
Date: Tue, 19 May 2026 16:50:02 -0600
Subject: Stratos Data Center Campus – Introduction & Steel Building Capabilities
Attachments: Western Steel Brochure.pdf

Hi Paul,

I came across the Stratos Data Center Campus expansion project in Snowville and wanted to introduce myself, as MIDA's involved in the development.

We work with large-scale steel building and enclosure systems for industrial and mission-critical projects, focusing on accelerated delivery, structural efficiency, and coordinated preconstruction support for fast-track developments.

The scale of the Stratos campus is extremely impressive, and we are very interested in exploring opportunities to support the project as planning and construction progress.

Our team supports:

- Structural steel systems
- PEMB / hybrid enclosure solutions
- Large-span industrial structures
- Delegated design coordination
- BIM and constructability support
- Schedule-driven fabrication and delivery

We also regularly coordinate with architectural, structural, and engineering teams during preconstruction to help streamline design integration and execution for large-scale mission-critical developments.

If there is someone specific involved in procurement, preconstruction, or project delivery that you would recommend connecting with, I would greatly appreciate any guidance or introduction.

Thank you, Paul. I appreciate your time and look forward to connecting.

Best regards,



[REDACTED]
Inside Sales Specialist
Western Steel Buildings



[REDACTED]
[REDACTED]
[REDACTED]
westernsteel.com

We Are SolutionCentric:

Dedicated Point of Contact | Scope Gap Solutions
On-Time Delivery Guarantee | Proactive On-Site Building Inventory

The content of this email is confidential and intended for the recipient(s) specified in this message. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender.
Please be aware that online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTION or any additional requests, please call us to verify the information before sending funds.

Embedded Attachments

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

Western Steel Brochure.pdf

PROOF OF PUBLICATION

CUSTOMER'S COPY

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 1/2 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
/s/ J. Stuart Adams
J. Stuart Adams
Chair

Attest:
/s/ Morgan Nebeker
Morgan Nebeker
Records Officer
SLT0038123

AFFIDAVIT OF PUBLICATION

AS THE SALT LAKE TRIBUNE, INC. LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF 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. FOR MILITARY INSTALLATION DEVELOPMENT AUTHORITY - MIDA WAS PUBLISHED BY THE SALT LAKE TRIBUNE, INC., WEEKLY NEWSPAPER PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON 05/10/2026

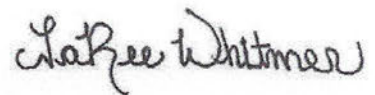
DATE 05/15/2026

STATE OF UTAH
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15th DAY OF MAY IN THE YEAR 2026

BY Doug Ryle

SIGNATURE



NOTARY PUBLIC SIGNATURE

STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by BUD TYLER MUNNS, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

Signed by:

BUD TYLER MUNNS

Name: BUD TYLER MUNNS

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

07-005-0018 BUD TYLER MUNNS **Legal** LOTS 1-5-6-7, LOT 2, S/2 OF NE/4: SE/4 OF NW/4 (N/2 OF SEC). LESS ST HWY. SEC 6, TWP 13N, R 6W, SLM. CONTG 320.63 ACS.



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by RATTLESNAKE RANCH LLC, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

RATTLESNAKE RANCH LLC

Signed by:

BUD TYLER MUNNS

F088120D530C452...

Name: BUD TYLER MUNNS

Title: Manager

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

07-005-0017 RATTLESNAKE RANCH LLC **Legal** N/2 OF SEC 5, TWP 13N, R 6W, SLM.
LESS ST HWY.



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by JEDMESH LAND LLC a Utah limited liability corporation, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

JEDMESH LAND LLC

Signed by:

Jed D. Heaton

7A74079B07941E...

Name: Jed D. Heaton

Title: Owner

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

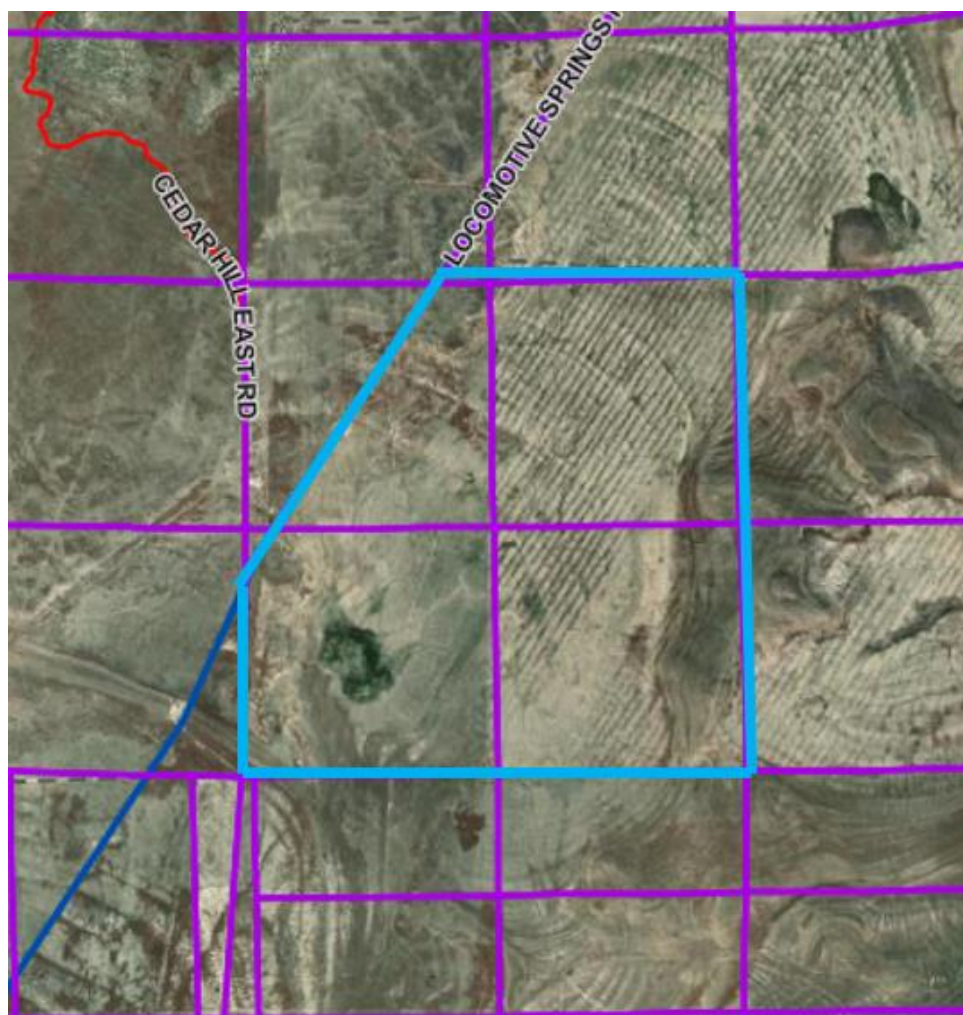
LEGAL DESCRIPTION (Box Elder County, State of Utah)

07-080-0017 JEDMESH LAND LLC Legal ALL PORTION OF SEC 26 T13N R09W SLM LYING S & E OF CTR/L EXIST CO RD. CONT 355 AC M/L.

07-079-0001 JEDMESH LAND LLC Legal ALL OF SEC 25 T13N R09W SLM. CONT 640 AC.

07-082-0001 JEDMESH LAND LLC Legal ALL OF SEC 36 T13N R09W SLM. CONT 640 AC.

07-081-0003 JEDMESH LAND LLC Legal ALL SEC 35 T13N R09W SLM.LESS [07-081-0002] ALL THAT PORTION LYING NORTH AND WEST OF THE CENTERLINE OF AN EXISTING COUNTY ROAD LOCATED IN SECTION 35,TOWNSHIP 13 NORTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN. LESS: COUNTY ROAD



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by ROCK CREEK GRAZING LLC a Utah limited liability corporation, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

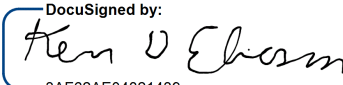
WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

ROCK CREEK GRAZING LLC

DocuSigned by:

3AF62AE04821430...
Name: Ken Eliason
Title: owner

ROCK CREEK GRAZING LLC

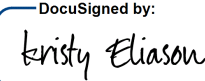
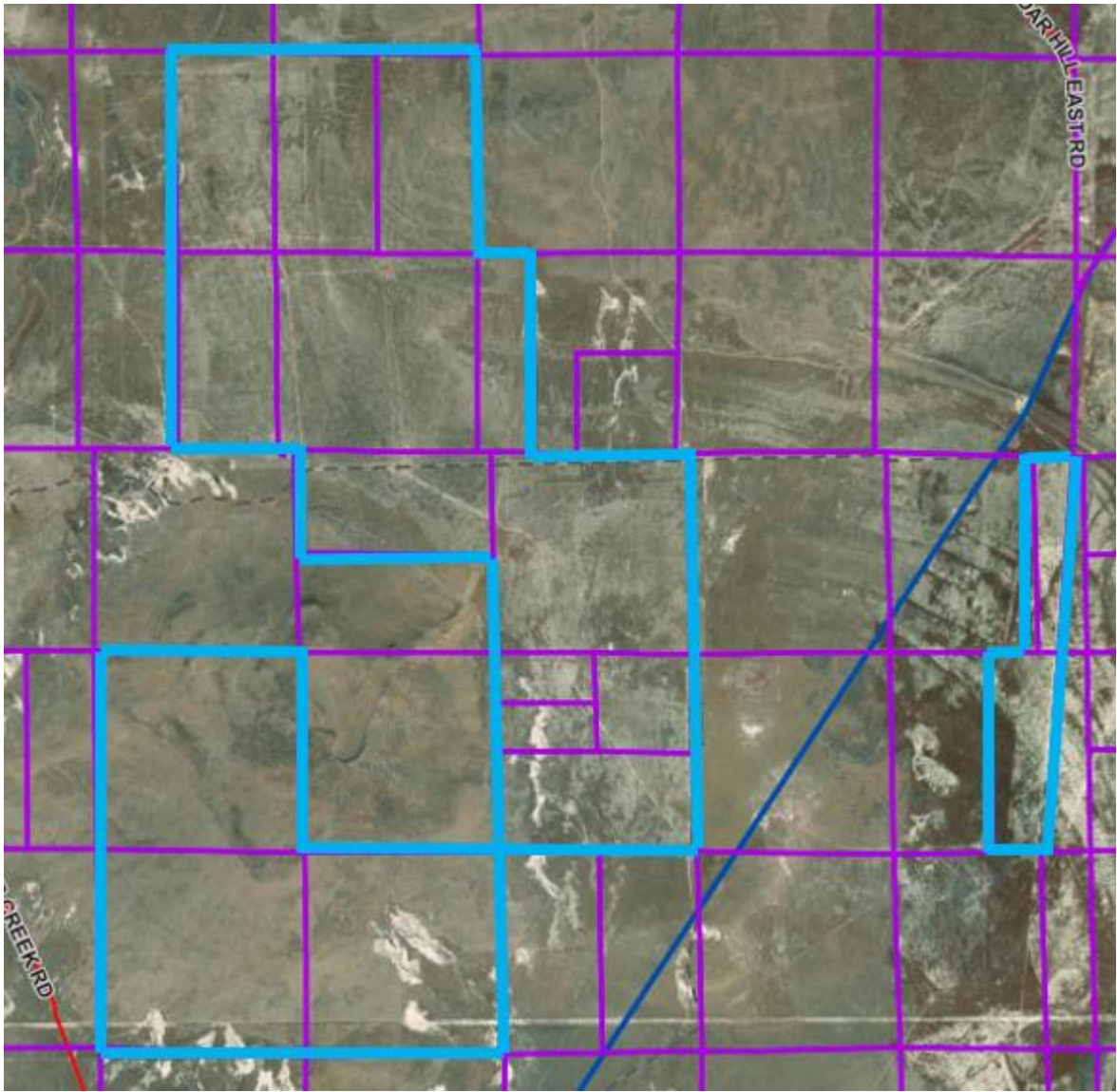
DocuSigned by:

3AF62AE04821430...
Name: Kristy Eliason
Title: owner

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

06-008-0047	ROCK CREEK GRAZING LLC	"Legal LOT 01, SE/4 OF NE/4, E/2 OF SE/4 OF SEC 03, T 12N, R 09W, SLM. LESS: PART OF E/2 OF E/2 OF SEC 03. BEG AT SE CORNER OF SD SEC 03, WEST IN SOUTH LINE OF SD SEC 725.0 FT M/L TO DRIFT FENCE, N 04°58'50" E FOLLOWING DRIFT FENCE 5320.0 FT M/L TO NORTH LINE OF SEC, NORTH IN EAST LINE OF SD SEC 263.0 FT M/L TO NE CORNER OF SD SEC, SOUTH IN EAST LINE OF SD SEC, 5300.0 FT M/L TO POB."
06-008-0017	ROCK CREEK GRAZING LLC	"Legal E/2 OF SEC 10, T 12N, R 09W, SLM. LESS: PART OF E/2 OF E/2 OF SEC 10. BEG AT SE CORNER OF SD SEC 10, WEST ON SOUTH LINE 1185.0 FT M/L TO DRIFT FENCE, N 04°58'50" E FOLLOWING DRIFT FENCE 5297.0 FT M/L TO NORTH LINE OF SD SEC, EAST ON NORTH LINE 725.0 FT M/L TO NE CORNER OF SD SEC, SOUTH ON EAST LINE OF SD SEC 5280.0 FT M/L TO POB."
06-008-0027	ROCK CREEK GRAZING LLC	Legal ALL OF SEC 18, T 12N, R 09W, SLM.
06-009-0017	ROCK CREEK GRAZING LLC	Legal ALL OF SEC 13, T 12N, R 10W, SLM.
06-009-0016	ROCK CREEK GRAZING LLC	Legal ALL OF SEC 12, T 12N, R 10W, SLM.
07-008-0034	ROCK CREEK GRAZING LLC	Legal ALL OF SEC 31, T 13N, R 09W, SLM.
07-009-0042	ROCK CREEK GRAZING LLC	Legal E/2 OF SEC 36, T 13N, R 10W, SLM.
07-009-0030	ROCK CREEK GRAZING LLC	Legal E/2 OF SEC 25, T 13N, R 10W, SLM.
07-008-0039	ROCK CREEK GRAZING LLC	Legal LOTS 01, 02, 03, 04, & E/2 OF W/2 SEC 30, T 13N, R 09W, SLM.
07-008-0033	ROCK CREEK GRAZING LLC	"Legal ALL OF SEC 30, T 13N, R 09W, SLM. LESS: LOTS 01, 02, 03, 04 & E/2 OF W/2 OF SEC 30, T 13N, R 09W, SLBM."
07-008-0040	ROCK CREEK GRAZING LLC	Legal W/2 OF W/2 OF SEC 32, T 13N, R 09W SLM.
06-008-0007	ROCK CREEK GRAZING LLC	Legal ALL OF SEC 05, T 12N, R 09W, SLM.
06-008-0008	ROCK CREEK GRAZING LLC	Legal N/2 OF SEC 06, T 12N, R 09W, SLM.
06-008-0012	ROCK CREEK GRAZING LLC	Legal NE/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0014	ROCK CREEK GRAZING LLC	Legal N/2 OF NW/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0013	ROCK CREEK GRAZING LLC	Legal S/2 OF NW/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0011	ROCK CREEK GRAZING LLC	Legal S/2 OF SEC 08, T 12N, R 09W, SLM.



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/18/2026 , by MATTHEW D TUBBS and DENEICE V TUBBS, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

MATTHEW D TUBBS

Signed by:

Matthew D Tubbs

EB9F00E6F0934F2...

DENEICE V TUBBS

Signed by:

Deneice V Tubbs

EB9F00E6F0934F2...



STRATOS PROJECT AREA CONSENT

April 17, 2026 **THIS STRATOS PROJECT AREA CONSENT** (the "Consent") is granted on this date by Murray Hollow L.C. a Utah corporation, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

[Signature page follows]

"LANDOWNER"

MURRY HOLLOW L.C.



ANN VARNER

Title: Manager

MURRY HOLLOW L.C.



REBECCA MEIER

Title: manager

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

06-006-0002 MURRAY HOLLOW LC Legal LOTS 1, 2, 3, 4, S 1/2 OF N 1/2, S 1/2 OF SEC 2, TWP 12N, R 7W, SLM, CONT 640 ACS.

06-006-0003 MURRAY HOLLOW LC Legal N 1/2 SEC 3, TWP 12N, R 7W, SLM, --- QUESTION ---

06-006-0005 MURRAY HOLLOW LC Legal BEG AT THE SE COR OF SEC 3, TWP 12N R 7W, SLM, W 4416 FT, N 18*25' E 2785 FT, E 3761 FT, S 2*50' W 2640 FT, TO POB. CONT 248 ACS.

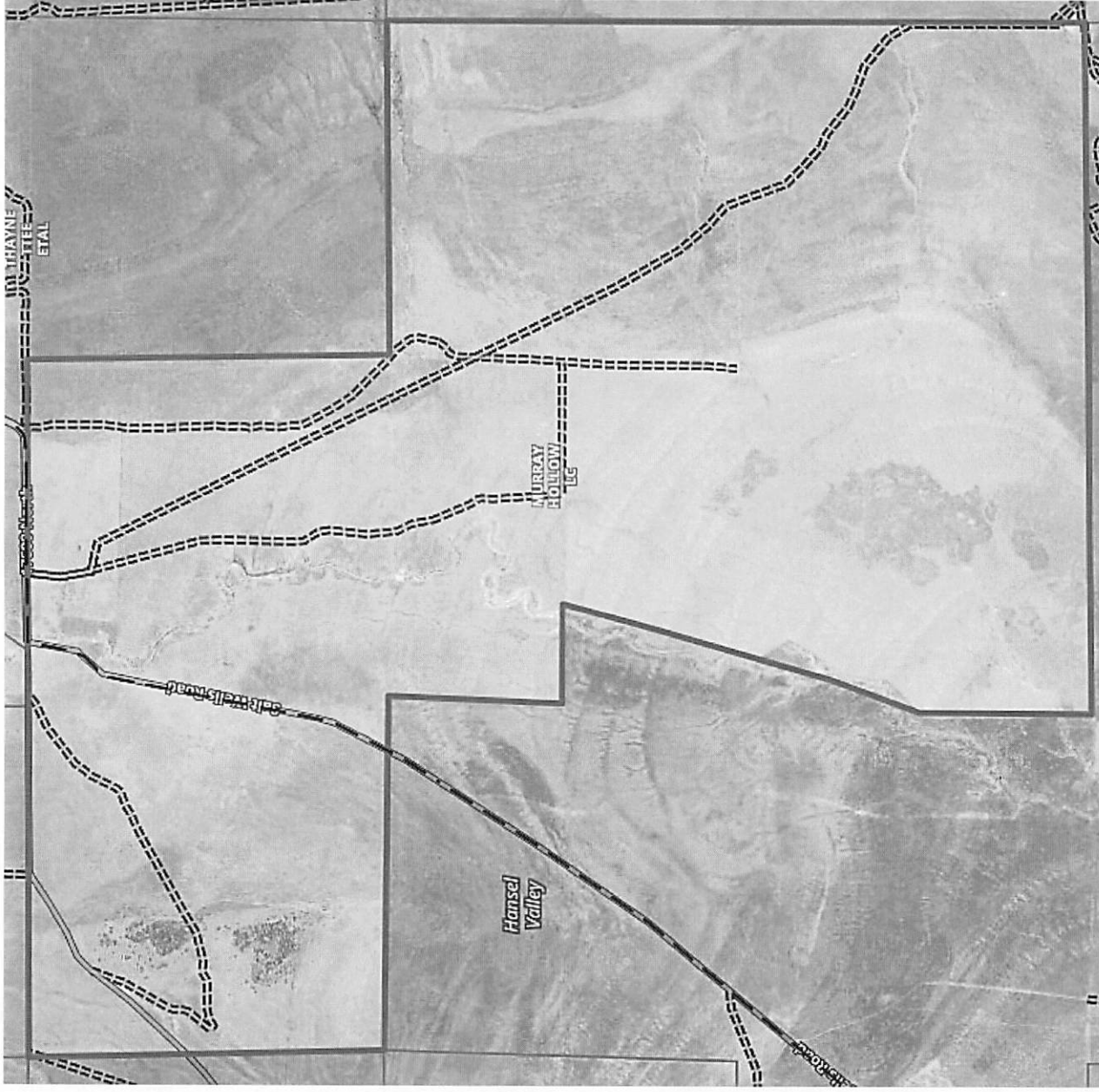
06-006-0016 MURRAY HOLLOW LC Legal BEG AT THE SW COR OF SEC 10. TWP 12N, R 7W, SLM, N 2640 FT, N 18*07' E 2779 FT, E 1776 FT, S 5280 FT, W 2640 FT TO BEG. CONT 293 ACS.

06-006-0014 MURRAY HOLLOW LC Legal THE E 1/2 OF SEC 10, TWP 12N, R 7W, SLM,

06-006-0017 MURRAY HOLLOW LC Legal ALL OF SEC 11, TWP 12N, R 7W, SLM,

07-006-0050 MURRAY HOLLOW LC Legal ALL OF SEC 34, TWP 13N, R 7W, SLM. CONT 640 ACRES.

07-006-0049 MURRAY HOLLOW LC Legal ALL OF SEC 33, TWP 13N, R 7W, SLM.



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by Russell K. Boyer and Wendy A. Boyer, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

Russell K. Boyer

Signed by:

Russell K. Boyer

7C5CB19ECA2044A...

Wendy A. Boyer

Signed by:

Wendy A. Boyer

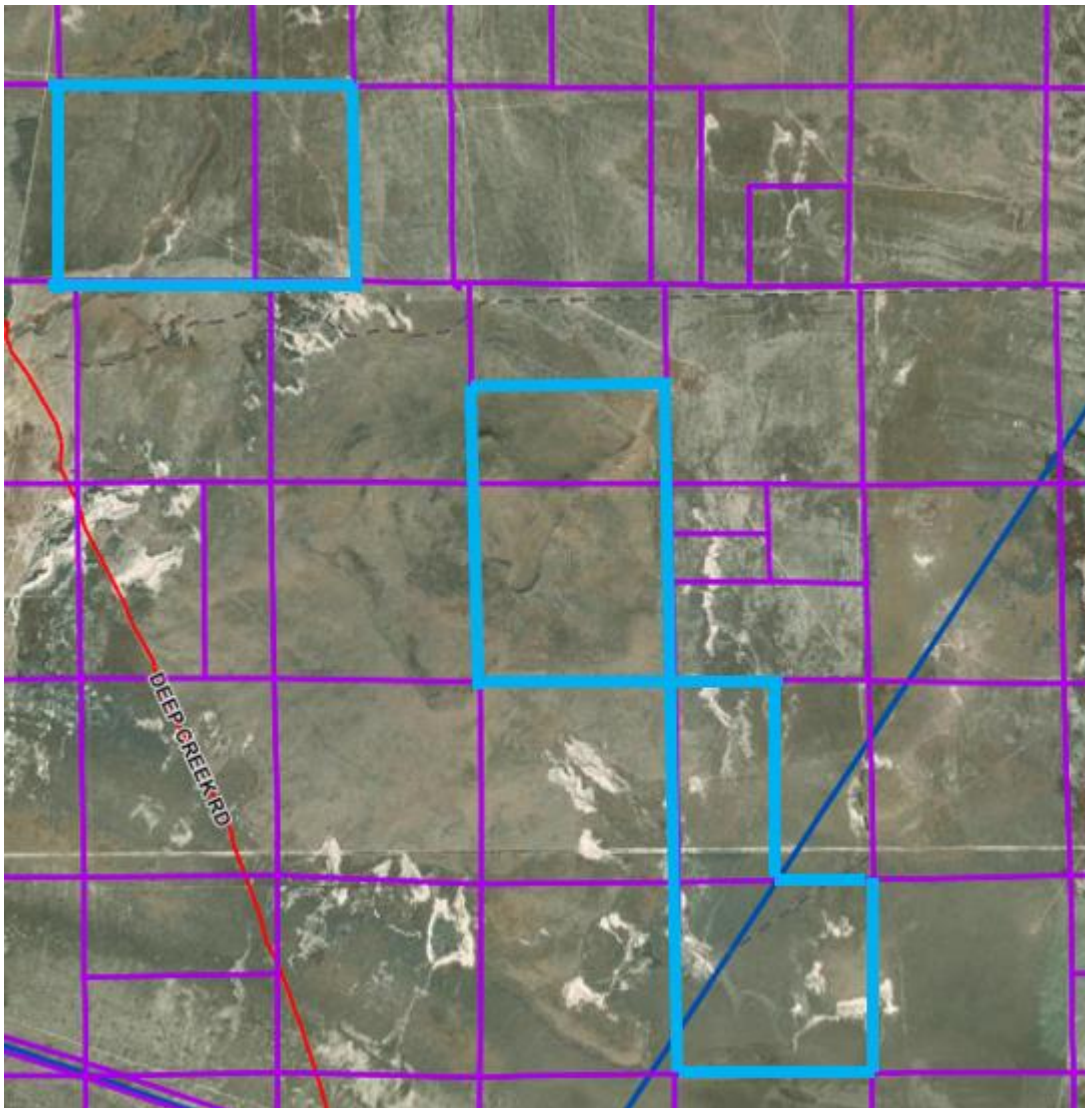
7C5CB19ECA2044A...

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

07-009-0040	Legal ALL OF SEC 35, TWP 13N, R 10W, SLM.
07-009-0041	Legal W/2 OF SEC 36 T13N R10W SLM CONT 320 AC
06-008-0009	Legal S/2 OF SEC 6 T12N R9W SLM
06-008-0010	Legal ALL OF SEC 07 T12N R09W SLM.
06-008-0026	Legal W/2 OF SEC 17 T12N R09W SLM.
06-008-0029	Legal ALL OF SEC 20 T12N R09W SLM



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by Bar H Ranch Inc. a Utah corporation and Bar H Land LLC, a limited liability company ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

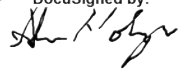
NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

[Signature page follows]

“LANDOWNER”

Bar H Ranch Inc

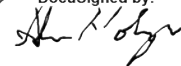
DocuSigned by:


7DA6D2FFB2104E8...

Name: Shane Holmgren

Title: President/Owner

Bar H Land LLC

DocuSigned by:


7DA6D2FFB2104E8...

Name: Shane Holmgren

Title: President/Owner

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

06-005-0009	BAR H LAND LLC	Legal W 212 ACS OF SEC 5, TWP 12N, R 6W SLM. (OVERLAPS 0077)
06-006-0034	BAR H RANCH INC	Legal W 1/2 OF SEC 24, TWP 12N, R 7W, SLM CONT 320 ACS.
06-006-0032	BAR H RANCH INC	Legal ALL OF SEC 23, TWP 12N, R 7W, SLM,
06-006-0049	BAR H RANCH INC	Legal N 1/2 AND N 1/2 OF S 1/2 OF SEC 26, TWP 12N, R 7W, SLM, COANT 480 ACS.
06-006-0036	BAR H RANCH INC	Legal S 1/2 OF S 1/2 OF SEC 26, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0050	BAR H RANCH INC	Legal N 1/2 AND N 1/2 OF S 1/2, SEC 27, TWP 12N, R 7W, SLM, CONT 480 ACS
06-006-0037	BAR H RANCH INC	Legal S 1/2 OF S 1/2 OF SEC 27, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0039	BAR H RANCH INC	Legal S 1/2 OF S 1/2 OF SEC 28, TWP 12N, R 7W, SLM, COANT 160 ACS.
06-006-0040	BAR H RANCH INC	Legal SE/4 OF SE/4 OF SEC 29 T12N R07W SLM. CONT 40 AC.
06-006-0051	BAR H RANCH INC	Legal N 3/4 OF SEC, SW/4 OF SE/4 AND S 1/2 OF SW/4 OF SEC 29, TWP 12N, R 7W, SLM, COAT 600 ACS.
06-006-0025	BAR H RANCH INC	Legal ALL OF SEC 17, TWP 12N, R 7W, SLM,
06-006-0029	BAR H RANCH INC	Legal N 1/2 OF N 1/2 OF SEC 20, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0028	BAR H RANCH INC	Legal S 3/4 OF SEC 20, TWP 12N, R 7W, SLM
06-006-0007	BAR H RANCH INC	Legal ALL OF SEC 05, T 12N, R 07W, SLM.
06-006-0006	BAR H RANCH INC	Legal ALL OF SEC 4, TWP 12N, R 7W, SLM, CONT 641.04 ACS.
06-006-0001	BAR H LAND LLC	Legal ALL OF SEC 1, TWP 12N, R 7W, SLM, CONT 635.35 ACS.
06-005-0010	BAR H LAND LLC	Legal ALL OF SEC 6, TWP 12N, R 6W, SLM CONTG 641.63 ACS
06-005-0011	BAR H LAND LLC	Legal ALL OF SEC 7, TWP 12N, R 6W, SLM
06-006-0018	BAR H LAND LLC	Legal ALL OF SEC 12, TWP 12N, R 7W, SLM, CONT 640 ACS.
06-006-0001	BAR H LAND LLC	Legal ALL OF SEC 1, TWP 12N, R 7W, SLM, CONT 635.35 ACS.
06-006-0022	BAR H RANCH INC	Legal N 1/2 OF SEC 14, TWP 12N, R 7W, SLM CONT 320 ACS.
06-006-0021	BAR H RANCH INC	Legal S 1/2 OF SEC 14, TWP 12N, R 7W, SLM
06-006-0031	BAR H RANCH INC	Legal ALL OF SEC 22, TWP 12N, R 7W, SLM, CONT 640 ACS.
06-006-0023	BAR H RANCH INC	Legal ALL OF SEC 15, TWP 12N, R 7W, SLM,
06-006-0015	BAR H RANCH INC	Legal BEG AT A PT 2640 FT N OF SW COR OF SEC 10, TWP 12N, R 7W, SLM, N 18* 07' E 2779 FT, W 864 FT M/L TO NW COR OF SEC, S 2640 FT TO BEG. CONT 27 ACS.
06-006-0013	BAR H RANCH INC	Legal ALL OF SEC 9, TWP 12N, R 7W, SLM,
06-006-0024	BAR H RANCH INC	Legal ALL OF SEC 16, TWP 12N, R 7W, SLM,
06-006-0030	BAR H RANCH INC	Legal ALL OF SEC 21, TWP 12N, R 7W, SLM,
06-006-0038	BAR H RANCH INC	Legal N 1/2 OF S 1/2; S 1/2 OF N 1/2; NE/4 OF NE/4; N 1/2 OF NW/4; NW/4 OF NE/4 OF SEC 28, TWP 12N, R 7W, SLM, CONT 480 ACS.
06-006-0011	BAR H RANCH INC	Legal E 1/2 OF SEC 8, TWP 12N, R 7W, SLM, CONT 320 ACS.
06-006-0004	BAR H RANCH INC	Legal BEG AT SW COR OF SEC 3, TWP 12N, R 7W, SLM, E 864 FT, N 18*07' E 2785 FT, W 1519 FT, S 2640 FT TO BEG. CONT 72 ACS.

06-006-0008	BAR H RANCH INC	Legal ALL OF SEC 6, TWP 12N, R 7W, SLM,
06-008-0004	BAR H RANCH INC	Legal N/2 OF SEC 02 T12N R09W SLM. CONT 321.32 AC.
06-008-0003	BAR H RANCH INC	Legal S/2 OF SEC 02 T12N R09W SLM. CONT 320 AC.
06-008-0019	BAR H RANCH INC	Legal N/2 OF SEC 11 T12N R09W SLM. CONT 320 AC.
06-008-0018	BAR H RANCH INC	Legal S/2 OF SEC 11 T12N R09W SLM. CONT 320 AC.
06-008-0033	BAR H RANCH INC	Legal W/2 OF SEC 24, TWP 12N, R 9W, SLM. CONTG 320 ACS.
06-008-0021	BAR H RANCH INC	Legal ALL OF SEC 13, TWP 12N, R 9W, SLM.
06-008-0034	BAR H RANCH INC	Legal E/2 OF SEC 24, TWP 12N, R 9W, SLM. CONTG 320 ACS.
06-008-0048	BAR H RANCH INC	Legal PART OF E/2 OF E/2 OF SEC 3, TWP 12N, R 9W, SLM, BEG AT SE COR OF SD SEC 3, W IN S LINE OF SD SEC 3, 725.0 FT M/L TO DRIFT FENCE, N 4* 58'50E FOLLOWING DRIFT FENCE 5320.0 FT M/L TO N LINE OF SEC, N IN E LINE OF SD SEC 263.0 FT M/L TO NE COR OF SD SEC, S IN E LINE OF SD SEC 5300.0 FT M/L TO POB. CONTG 60.1 ACS M/L. RES CERTAIN R/W.
06-008-0049	BAR H RANCH INC	Legal PART OF E/2 OF E/2 OF SEC 10, TWP 12N, R 9W, SLM, BEG AT SE COR OF SD SEC 10, W ON S LINE 1185.0 FT M/L TO DRIFT FENCE, N 4*58'50E FOLLOW- ING DRIFT FENCE 5297.0 FT M/L TO N LINE OF SD SEC, E ON N LINE 725.0 FT M/L TO NE COR OF SD SEC, S ON E LINE OF SD SEC 10, 5280.0 FT M/L TO POB. CONTG 115.8 ACS M/L.





STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/18/26, by SHOWELL ETAL, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

[Signature page follows]

"LANDOWNER"

David J Showell

David J. Showell

David Sidney Showell

David Sidney Showell

Sharon K Showell

Sharon K. Showell

Russell K Boyer

Russell K Boyer

Wendy A Boyer

Wendy A. Boyer

JESS R SHOWELL FAMILY TRUST

DATED 01/27/1988

David J. Showell

Name: David J Showell

Title: Trustee

SID AND SHARON SHOWELL LIVING

TRUST DATED 08/09/2023

David Sidney Showell

Name: David Sidney Showell

Title: Owner

SID AND SHARON SHOWELL LIVING
TRUST DATED 08/09/2023

Sharon K. Showell
Name: Sharon K Showell
Title: Owner

ROCK CREEK GRAZING LLC

Ken Eliason
Name: Ken Eliason
Title: Owner

ROCK CREEK GRAZING LLC

Kristy Eliason
Name: Kristy Eliason
Title: Owner

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

Parcel Number: 06-008-0025 Legal: E/2 OF SEC 17, T 12N, R 09W, SLM.



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/18/26, by David J Showell, David Sidney Showell, Sharon K Showell, JESS R SHOWELL FAMILY TRUST DATED 01/27/1988, SID AND SHARON SHOWELL LIVING TRUST DATED 08/09/2023, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

[Signature page follows]

"LANDOWNER"

David J Showell

David J. Showell

David Sidney Showell

David Sidney Showell

Sharon K Showell

Sharon K. Showell

JESS R SHOWELL FAMILY TRUST
DATED 01/27/1988

David J. Showell

Name: David J Showell

Title: Trustee

SID AND SHARON SHOWELL LIVING
TRUST DATED 08/09/2023

David Sidney Showell

David Sidney Showell

Title: Owner

SID AND SHARON SHOWELL LIVING
TRUST DATED 08/09/2023

Sharon K. Showell

Sharon K Showell

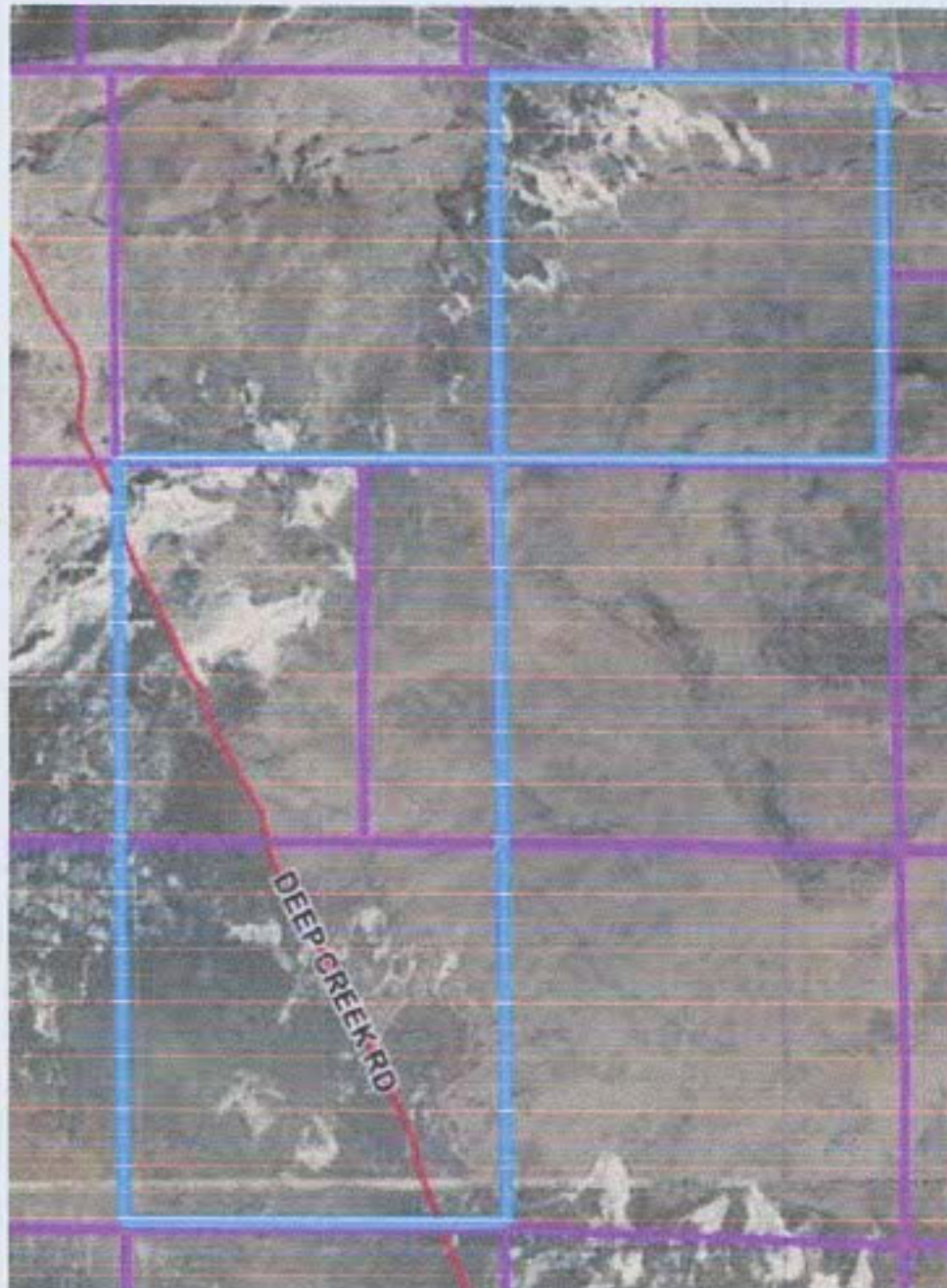
Title: Owner

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

<u>Parcel Number:</u>	<u>Legal:</u>
06-009-0001	ALL OF SEC 1, TWP 12N, R 10W, SLM. LESS: BEG AT A PT 275 FT W OF NE COR OF SEC 1, W 100 FT, S 100 FT, E 100 FT, N 100 FT TO POB. CONT 644.51 ACRES M/L
06-009-0015	THE ELY 224 ACRES OF SEC 11 T12N R10W SLM.
06-009-0062	THE WLY 416 ACRES OF SEC 11 T12N R10W SLM.
06-009-0018	ALL OF SEC 14 T12N R10W SLM



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by Bull Pass Ranch LLC, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

Bull Pass Ranch LLC

DocuSigned by:

Tim Munns

A68D40238D6E4C5

Name: Tim Munns

Title: Manager

Bull Pass Ranch LLC

Signed by:

Laurie Munns

1E40FB8C8B2D48C

Name: Laurie Munns

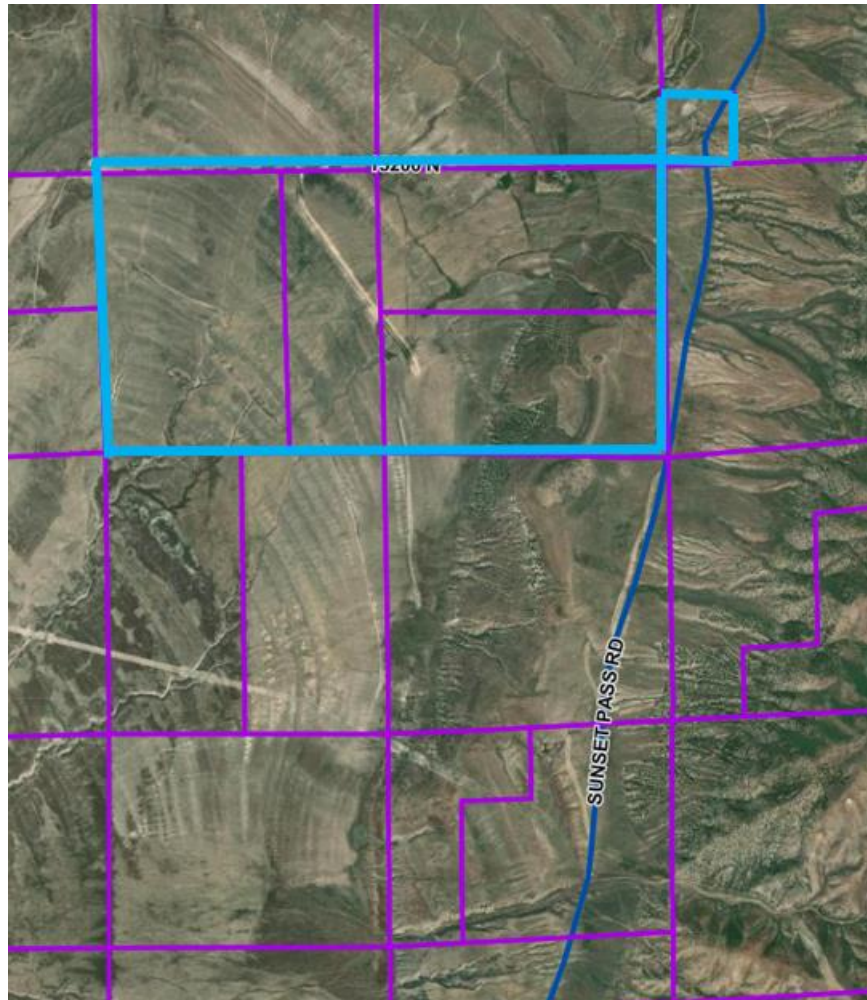
Title: Manager

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

06-006-0019	BULL PASS RANCH LLC	Legal EAST 107.5 RDS OF SEC 13, T 12N, R 7W, SLM.
06-006-0020	BULL PASS RANCH LLC	Legal BEG AT SW CORNER OF SEC 13, T 12N, R 7W, SLM.
06-005-0026	BULL PASS RANCH LLC	Legal LOTS 1, 2, 5, 6, & E/2 OF NW/4 & W2 OF NE/4 OF SEC 18, T 12N, R 6W, SLM.
06-005-0027	BULL PASS RANCH LLC	Legal LOTS 3, 4, 7 & 8, & NE/4 OF SW/4 & NW/4 OF SE/4 & SE/4 OF SW/4 & SW/4 OF SE/4 OF SEC 18, T 12N, R 6W, SLM.
06-005-0012	BULL PASS RANCH LLC	Legal SW/4 of SW/4 of SEC 8, T 12N, R 6W, SLM



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by FLYING M TRUST 1/1/2026, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

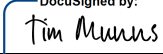
WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

FLYING M TRUST 1/1/2026

DocuSigned by:

Name: Tim Munns
Title: Investment Trustee

FLYING M TRUST 1/1/2026

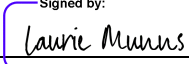
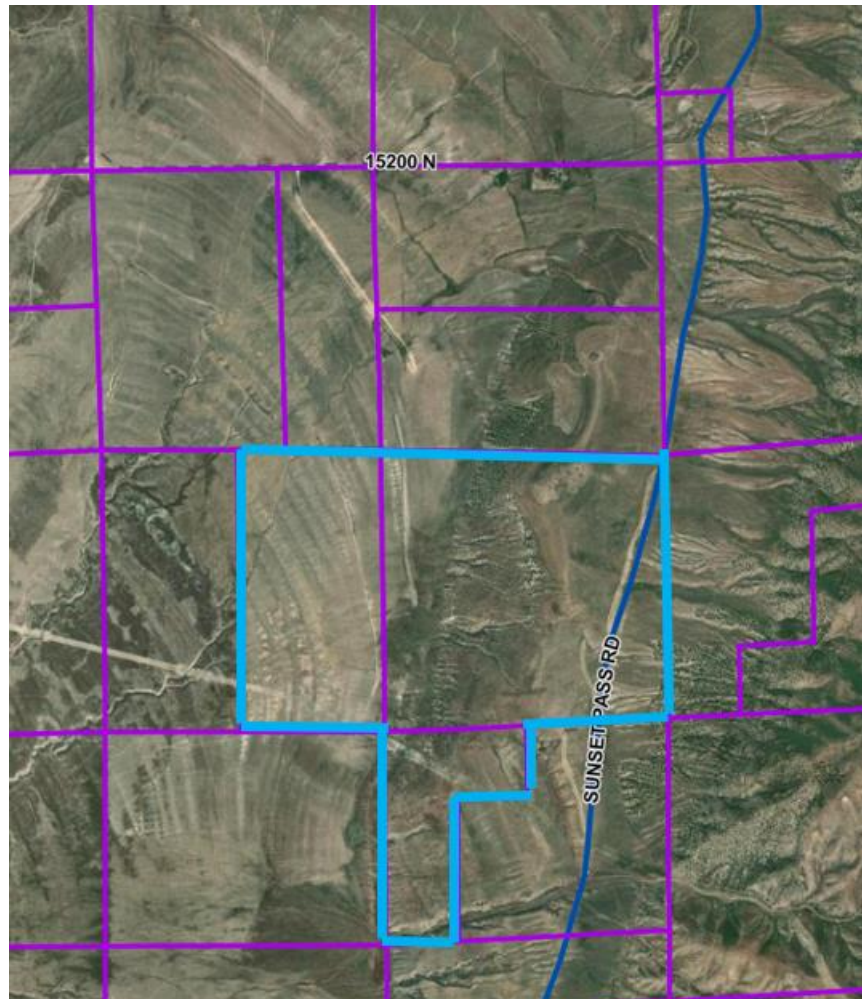
Signed by:

Name: Laurie Munns
Title: Investment Trustee

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

06-006-0033	FLYING M TRUST 1/1/2026	Legal E 1/2 OF SEC 24, TWP 12N, R 7W, SLM
06-005-0063	FLYING M TRUST 1/1/2026	Legal LOTS 1, 2, 3 and NE/4 of NW/4 of SEC 30,
	TWP 12N R 6W, SLM	
06-005-0028	FLYING M TRUST 1/1/2026	Legal ALL OF SEC 19, TWP 12N, R 6W SLM



STRATOS PROJECT AREA CONSENT

THIS STRATOS PROJECT AREA CONSENT (the "Consent") is granted on this date 4/17/2026, by 77 NEAL RANCH LLC a Utah limited liability corporation, ("Landowner") and its successors and/or assigns in favor of the Military Installation Development Authority, a political subdivision of the State of Utah ("MIDA") for the land located in the unincorporated area of Box Elder County, as more particularly described herein.

RECITALS

WHEREAS, Landowner owns certain real property in Box Elder County, as described in Exhibit A (the "Property") on which development is planned; and

WHEREAS, pursuant to Title §63H Chapter 1 of Utah Code Annotated 1953, as amended (the "MIDA Act"), MIDA is in the process of creating a project area in Box Elder County, to be called the Stratos Project Area, that includes private property and military land in accordance with that certain Project Area Plan to be adopted by the MIDA Board; and

WHEREAS, in order to include the Landowner's Property in the Stratos Project Area and, §63H-1-401(3) of the MIDA Act requires the Landowner to consent to the inclusion of the Property in the Project Area;

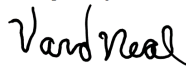
NOW, THEREFORE, (i) Landowner represent that it is the owner of the Property and no other person's or entity's signature is required to grant this Consent; and, (ii) Landowner hereby irrevocably consents to the inclusion of the Property in the Stratos Project Area that in the process of being created by MIDA pursuant to the MIDA Act.

IN WITNESS WHEREOF, the Landowner has executed this Consent on the day and year first above written.

"LANDOWNER"

77 NEAL RANCH LLC

Signed by:



06DD772E82F34E9...

Name: Vard Neal

Title: President

Exhibit A to the Project Area Consent

That certain real property owned by Landowners and situated in Box Elder County, Utah as shown on the attached map and described as follows:

LEGAL DESCRIPTION (Box Elder County, State of Utah)

Parcel Number 06-008-0024
77 NEAL RANCH LLC
Legal SEC 16 T12N R09W SLM.



UTAH HOUSE OF REPRESENTATIVES

BRAD WILSON
SPEAKER OF THE HOUSE

350 N. STATE STREET, SUITE 350
SALT LAKE CITY, UT 84114

DISTRICT 15, DAVIS COUNTY



TEL: (801) 538-1029
FAX: (801) 326-1544

BRADWILSON@LE.UTAH.GOV

December 5, 2022

Mr. Mike Ostermiller
mike@nwoar.com

RE: Reappointment to Military Installation Development Authority Board

Dear Mr. Ostermiller,

I hereby reappoint you to serve on the Military Installation Development Authority Board, for a term beginning December 5, 2022. I appreciate your willingness to serve in this capacity and I am confident your experience will continue to be valuable to the Board.

If you have any questions or concerns regarding this appointment, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Wilson", is written over a horizontal line.

Brad Wilson
Speaker of the House

cc: Abby Osborne
Sara Turner



UTAH STATE SENATE

UTAH STATE CAPITOL • SALT LAKE CITY

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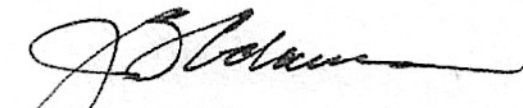
March 31, 2023

Dear Senate President Stuart Adams,

I hereby appoint you to serve on the Military Installation Development Authority Board. I appreciate your willingness to serve in this capacity and I'm confident your experience will be valuable to the council.

If you have any questions or concerns regarding this appointment, please do not hesitate to contact our Chief of Staff, Mark Thomas, at mthomas@le.utah.gov or (801) 673-8587.

Sincerely,



J. Stuart Adams
President of the Senate



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

May 10, 2023

Dear Gage Froerer,

Congratulations on your reappointment to the Military Installation Development Authority. As governor, I would like to personally thank you for your willingness to serve the state of Utah on the Military Installation Development Authority.

As you begin your service to Utah again, I would like to remind you of the six priorities from the One Utah Roadmap: economic advancement, education innovation and investment, rural matters, health security, equality and opportunity, and to streamline and modernize state government. By working together in unprecedented ways, I know we'll make great strides in the areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you continue your service on the Military Installation Development Authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

Spencer J. Cox
Governor



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

May 10, 2023

Dear Mark Shepherd,

Congratulations on your reappointment to the Military Installation Development Authority. As governor, I would like to personally thank you for your willingness to serve the state of Utah on the Military Installation Development Authority.

As you begin your service to Utah again, I would like to remind you of the six priorities from the One Utah Roadmap: economic advancement, education innovation and investment, rural matters, health security, equality and opportunity, and to streamline and modernize state government. By working together in unprecedented ways, I know we'll make great strides in the areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you continue your service on the Military Installation Development Authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

Spencer J. Cox
Governor



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

April 15, 2025

Dear Gary Harter,

Congratulations on your reappointment to the Military Installation Development Authority Board. As governor, I would like to personally thank you for your willingness to serve the state of Utah as a member of the Military Installation Development Authority Board.

As you begin your service to Utah again, I ask you to consider what it means to build Utah. We envision a future of health and opportunity for all Utahns, neighborhoods, and communities where the American Dream can be realized, and an economy that celebrates entrepreneurs, rural Utah, education, and the spirit of service. As we work together, I know we will make great strides in these areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you continue your service on the Military Installation Development Authority Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

Spencer J. Cox
Governor



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

April 15, 2025

Dear Jerry Stevenson,

Congratulations on your reappointment to the Military Installation Development Authority Board. As governor, I would like to personally thank you for your willingness to serve the state of Utah as a member of the Military Installation Development Authority Board.

As you begin your service to Utah again, I ask you to consider what it means to build Utah. We envision a future of health and opportunity for all Utahns, neighborhoods, and communities where the American Dream can be realized, and an economy that celebrates entrepreneurs, rural Utah, education, and the spirit of service. As we work together, I know we will make great strides in these areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you continue your service on the Military Installation Development Authority Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox", written in a cursive style.

Spencer J. Cox
Governor



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

May 18, 2026

Dear Erik Rowland,

Congratulations on your appointment to the Military Installation Development Authority Board. As governor, I would like to personally thank you for your willingness to serve the state of Utah as a member of the Military Installation Development Authority Board.

As you begin your service to Utah, I ask you to consider what it means to build Utah. We envision a future of health and opportunity for all Utahns, neighborhoods, and communities where the American Dream can be realized, and an economy that celebrates entrepreneurs, rural Utah, education, and the spirit of service. As we work together, I know we will make great strides in these areas that are crucial for Utah's success.

Thank you for your commitment to the well-being of Utah and for your dedication and service. Best wishes as you begin your service on the Military Installation Development Authority Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

Spencer J. Cox
Governor

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2025-17

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY BOARD ("MIDA") THANKING RYAN STARKS FOR HIS SERVICE ON THE MIDA BOARD AND APPOINTING THE EXECUTIVE DIRECTOR OF THE GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY JEFFERSON MOSS AS A NONVOTING MEMBER OF THE MIDA BOARD

WHEREAS, §63H-1-302(5) Utah Code Annotated 1953 ("UCA"), as amended provides that the MIDA Board may "appoint nonvoting members of the board" and the board may "set terms for nonvoting members"; and

WHEREAS, Ryan Starks has been serving as a nonvoting board member since 2022 representing the Governor's Office of Economic Opportunity ("GOEO"), where he has served with distinction; and

WHEREAS, Ryan Starks recently departed his role as Executive Director of GOEO in order to pursue other professional opportunities; and

WHEREAS, Jefferson Moss has since been appointed by the Governor to serve as the new Executive Director of GOEO, replacing Ryan Starks; and

WHEREAS; Jefferson Moss has a wealth of knowledge and experience and as Executive Director has the ability to provide coordination with GOEO and the State of Utah; and

WHEREAS, MIDA finds that having the Executive Director of GOEO serve on the board will continue to help coordinate MIDA's military-focused economic development with GOEO's broader economic development efforts for Utah;

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

1. The Board expresses its deep appreciation to Ryan Starks for his years of service to MIDA, and the Board wishes him well as he embarks on new professional endeavors.
2. Jefferson Moss is appointed as a nonvoting member of the MIDA Board for the remainder of the GOEO Executive Director term, which expires in March 2027, and thereafter for a subsequent four year term which shall automatically renew until a new appointment is made.

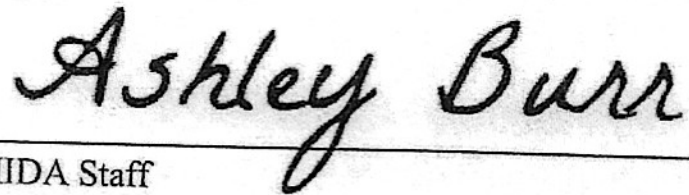
PASSED AND ADOPTED by the MIDA Board this 17th day of November, 2025.

Military Installation Development Authority



Chair

Attest:



MIDA Staff



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RANDEL A. HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

INDEPENDENT AUDITORS' REPORT

Board of Directors and Management
Military Installation Development Authority
Kaysville, Utah

Opinions

We have audited the accompanying financial statements of Military Installation Development Authority ("the Authority") as of and for the years ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, each major fund and the aggregate remaining fund information of the Authority as of June 30, 2025, and the change in financial position and where applicable cash flows, for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Military Installation Development Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Management's Responsibility for the Financial Statements

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, defined benefit pension schedules, and the other post-employment benefit schedules be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants
Provo, UT
December 19, 2025



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BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

December 19, 2025

Board of Directors and Management
Military Installation Development Authority
Kaysville, Utah

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Military Installation Development Authority for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 14, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by Military Installation Development Authority are described in Note 1 to the financial statements. We noted no transactions entered into by Military Installation Development Authority during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the capital assets' useful life is based on the historical life of similar assets. We evaluated the key factors and assumptions used to develop the capital assets' useful life in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered In Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

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Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 19, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the government unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following matters are items noticed during our audit which related to Utah State compliance issues:

Utah State Legal Compliance Findings – Current Year:

No findings.

Utah State Legal Compliance Findings – Prior Year:

No findings.

We wish to express our appreciation to the Authority personnel for the friendly and enthusiastic help extended to us during the course of our examination.

This information is intended solely for the use of the Authority Council and management and is not intended to be and should not be used by anyone other than these specified parties. If you have any questions concerning the above items, we will be happy to discuss them with you.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants
Provo, UT



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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITORS' REPORT

Board of Directors and Management
Military Installation Development Authority
Kaysville, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Military Installation Development Authority ("the Authority") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 19, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those

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provisions were not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants
Provo, UT
December 19, 2025



MILITARY INSTALLATION DEVELOPMENT AUTHORITY

December 19, 2025

Gilbert & Stewart, CPA's
190 West 800 North
Provo, Utah 84601

This representation letter is provided in connection with your audit(s) of the financial statements of Military Installation Development Authority (the "Authority"), which comprise the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows for the Year then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors. We confirm, to the best of our knowledge and belief, as of December 19, 2025, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated July 14, 2025 including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the Authority is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters [and all audit or relevant monitoring reports, if any, received from funding sources].
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the Authority from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the Authority and involves—
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Authority's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 17) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 18) We have disclosed to you the names of the Authority's related parties and all the related party relationships and transactions, including any side agreements.

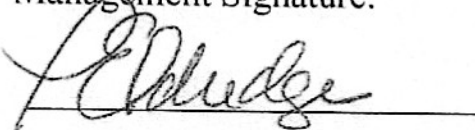
Government-specific

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have taken timely and appropriate steps to remedy fraud or noncompliance with provisions of laws, regulations, contracts, and grant agreements that you have reported to us.
- 21) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

- 22) The Authority has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 23) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
- 25) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.
- 26) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 27) The Authority has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Authority has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 29) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 30) The financial statements properly classify all funds and activities in accordance with GASBS No. 34 , as amended, and GASBS No. 84 .
- 31) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 32) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 33) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
- 34) Provisions for uncollectible receivables have been properly identified and recorded.
- 35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 36) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 38) Special and extraordinary items are appropriately classified and reported
- 39) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.

- 40) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 41) We have appropriately disclosed the Authority's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 42) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 43) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

Management Signature:



Title: CFO/Treasurer

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

Jun 01, 2026 10:40AM

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
02-40-230 Travel, Education and Training						
			06/30/2023 (14/23) Balance	.00 *	.00 *	.00
			06/30/2026 (14/26) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance		.00	YTD Pending	.00	YTD Actual	.00
				.00	Total	.00
				.00	YTD Budget	.00
					Unexpended	.00

Number of transactions: 0 Number of accounts: 1

Total FALCON HILL PROJECT AREA:

Debit	Credit	Proof
.00	.00	.00

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

Jun 01, 2026 10:40AM

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
03-40-230 Travel, Education and Training						
			06/30/2023 (14/23) Balance	.00 *	.00 *	772.46
08/31/2023	AP	90	Zions Bank Credit Card	512.96		
09/18/2023	AP	21	Heather Kruse	484.38		
09/24/2023	AP	18	Commfluent INC	316.06		
09/24/2023	AP	19	Commfluent INC	40.13		
09/24/2023	AP	66	Commfluent INC	491.25		
			09/30/2023 (09/23) Period Totals and Balance	1,844.78 *	.00 *	1,844.78
10/06/2023	AP	53	Zions Bank Credit Card	37.65		
10/06/2023	AP	87	Zions Bank Credit Card	537.80		
10/06/2023	AP	88	Zions Bank Credit Card	645.00		
			10/31/2023 (10/23) Period Totals and Balance	1,220.45 *	.00 *	3,065.23
11/22/2023	AP	39	Commfluent INC	128.49		
11/22/2023	AP	40	Commfluent INC	115.42		
11/22/2023	AP	41	Commfluent INC	108.55		
11/22/2023	AP	46	Commfluent INC	141.72		
			11/30/2023 (11/23) Period Totals and Balance	494.18 *	.00 *	3,559.41
11/22/2023	AP	15	Commfluent INC		115.42-	
11/22/2023	AP	17	Commfluent INC		141.72-	
12/31/2023	JE	1	Reclass Entry		3,302.27-	
			12/31/2023 (12/23) Period Totals and Balance	.00 *	3,559.41- *	.00
			06/30/2026 (14/26) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Pending	.00	YTD Actual	.00	Total	.00	YTD Budget	.00	Unexpended	.00
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Number of transactions: 15 Number of accounts: 1

Total MILITARY REC FACILITY PROJ:

Debit	Credit	Proof
3,559.41	3,559.41-	.00

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

Jun 01, 2026 10:40AM

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-40-230 Travel, Education and Training						
			06/30/2023 (14/23) Balance	.00 *	.00 *	18,326.26
09/14/2023	AP	89	Derek Brenchley	43.13		
12/31/2023	AP	112	Paula Eldredge	90.75		
			07/31/2023 (07/23) Period Totals and Balance	133.88 *	.00 *	133.88
09/14/2023	AP	37	Derek Brenchley	151.88		
12/31/2023	AP	101	Paula Eldredge	175.13		
			08/31/2023 (08/23) Period Totals and Balance	327.01 *	.00 *	460.89
08/31/2023	AP	91	Zions Bank Credit Card	135.00		
12/31/2023	AP	110	Paula Eldredge	277.25		
			09/30/2023 (09/23) Period Totals and Balance	412.25 *	.00 *	873.14
10/01/2023	AP	12	Commfluent INC	747.80		
10/01/2023	AP	13	Commfluent INC	50.48		
10/01/2023	AP	14	Commfluent INC	845.00		
10/06/2023	AP	48	Zions Bank Credit Card	27.00		
10/06/2023	AP	49	Zions Bank Credit Card	27.00		
10/06/2023	AP	50	Zions Bank Credit Card	587.80		
10/06/2023	AP	51	Zions Bank Credit Card	587.80		
10/06/2023	AP	52	Zions Bank Credit Card	645.00		
12/31/2023	AP	110	Paula Eldredge	213.38		
			10/31/2023 (10/23) Period Totals and Balance	3,731.26 *	.00 *	4,604.40
11/01/2023	AP	112	Zions Bank Credit Card	429.04		
11/16/2023	AP	12	Willcare LLC	70.00		
11/16/2023	AP	13	Willcare LLC	645.00		
11/16/2023	AP	14	Willcare LLC	429.04		
11/16/2023	AP	15	Willcare LLC	110.00		
11/22/2023	AP	30	Commfluent INC	457.86		
11/22/2023	AP	31	Commfluent INC	70.00		
11/22/2023	AP	32	Commfluent INC	29.92		
11/22/2023	AP	33	Commfluent INC	23.95		
11/22/2023	AP	34	Commfluent INC	283.62		
11/22/2023	AP	35	Commfluent INC	24.89		
11/22/2023	AP	36	Commfluent INC	58.95		
11/22/2023	AP	42	Commfluent INC	16.34		
11/22/2023	AP	43	Commfluent INC	324.23		
11/22/2023	AP	44	Commfluent INC	33.41		
11/22/2023	AP	45	Commfluent INC	165.94		
11/22/2023	AP	47	Commfluent INC	234.49		
11/22/2023	AP	48	Commfluent INC	245.63		
11/22/2023	AP	49	Commfluent INC	244.00		
11/29/2023	AP	72	Ariana Farber	18.75		
11/29/2023	AP	73	Ariana Farber	45.49		
11/29/2023	AP	74	Ariana Farber	26.88		
11/29/2023	AP	75	Ariana Farber	27.60		
11/29/2023	AP	76	Ariana Farber	27.90		
11/29/2023	AP	77	Ariana Farber	29.88		
11/29/2023	AP	78	Ariana Farber	27.44		
11/29/2023	AP	79	Ariana Farber	110.00		
12/31/2023	AP	128	Paula Eldredge	113.50		
01/05/2024	AP	108	Commfluent INC	547.58		
01/05/2024	AP	109	Commfluent INC	1,077.39		
01/05/2024	AP	110	Commfluent INC	162.00		
			11/30/2023 (11/23) Period Totals and Balance	6,110.72 *	.00 *	10,715.12
11/22/2023	AP	10	Commfluent INC	141.72		
11/22/2023	AP	11	Commfluent INC	108.55		

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

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Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-40-230 Travel, Education and Training (continued)						
11/22/2023	AP	12	Commfluent INC	16.34		
11/22/2023	AP	13	Commfluent INC	234.38		
11/22/2023	AP	14	Commfluent INC	244.00		
11/22/2023	AP	16	Commfluent INC		16.34-	
11/22/2023	AP	18	Commfluent INC		245.63-	
11/22/2023	AP	19	Commfluent INC		108.00-	
12/22/2023	AP	8	Commfluent INC	11.25		
12/22/2023	AP	9	Commfluent INC	6.87		
12/31/2023	AP	110	Paula Eldredge	354.10		
12/31/2023	AP	111	Paula Eldredge	201.38		
12/31/2023	JE	2	Reclass Entry	3,302.27		
			12/31/2023 (12/23) Period Totals and Balance	4,620.86 *	369.97- *	14,966.01
01/01/2024	AP	42	Zions Bank Credit Card	36.50		
01/26/2024	AP	29	Commfluent INC	1,034.21		
03/31/2024	AP	93	Paula Eldredge	170.45		
			01/31/2024 (01/24) Period Totals and Balance	1,241.16 *	.00 *	16,207.17
02/11/2024	AP	13	Commfluent INC	502.50		
02/11/2024	AP	14	Commfluent INC	1,015.08		
02/11/2024	AP	15	Commfluent INC	164.00		
03/31/2024	AP	76	Paula Eldredge	314.10		
05/28/2024	AP	95	Ariana Farber	67.00		
			02/29/2024 (02/24) Period Totals and Balance	2,062.68 *	.00 *	18,269.85
03/15/2024	AP	37	Zions Bank Credit Card	515.00		
03/22/2024	AP	42	Commfluent INC	715.56		
03/22/2024	AP	44	Commfluent INC	849.61		
03/22/2024	AP	45	Commfluent INC	136.00		
03/31/2024	AP	29	Paula Eldredge	323.74		
			03/31/2024 (03/24) Period Totals and Balance	2,539.91 *	.00 *	20,809.76
04/03/2024	AP	30	Commfluent INC	541.36		
04/03/2024	AP	31	Commfluent INC	106.00		
04/03/2024	AP	32	Commfluent INC	405.57		
04/15/2024	AP	60	Zions Bank Credit Card	27.00		
04/15/2024	AP	61	Zions Bank Credit Card	1,297.71		
04/15/2024	AP	62	Zions Bank Credit Card	845.00		
04/15/2024	AP	63	Zions Bank Credit Card	884.31		
04/15/2024	AP	65	Zions Bank Credit Card	150.00		
04/15/2024	AP	72	Zions Bank Credit Card	195.00		
04/24/2024	AP	45	Turner, Sara	80.40		
04/30/2024	AP	47	Ariana Farber	20.10		
04/30/2024	AP	48	Ariana Farber	29.08		
04/30/2024	AP	49	Ariana Farber	244.00		
05/22/2024	AP	107	Commfluent INC	1,104.37		
05/22/2024	AP	108	Commfluent INC	21.44		
05/22/2024	AP	109	Commfluent INC	177.00		
06/30/2024	AP	116	Paula Eldredge	338.48		
06/30/2024	AP	117	Paula Eldredge	140.30		
06/30/2024	AP	118	Paula Eldredge	302.41		
			04/30/2024 (04/24) Period Totals and Balance	6,909.53 *	.00 *	27,719.29
05/15/2024	AP	55	Zions Bank Credit Card	27.00		
05/15/2024	AP	56	Zions Bank Credit Card	27.00		
05/15/2024	AP	57	Zions Bank Credit Card	27.00		
05/15/2024	AP	58	Zions Bank Credit Card	27.00		
05/15/2024	AP	59	Zions Bank Credit Card	27.00		
05/15/2024	AP	60	Zions Bank Credit Card	677.19		

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Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-40-230 Travel, Education and Training (continued)						
05/15/2024	AP	61	Zions Bank Credit Card	677.19		
05/15/2024	AP	62	Zions Bank Credit Card	677.19		
05/15/2024	AP	63	Zions Bank Credit Card	677.19		
05/15/2024	AP	64	Zions Bank Credit Card	677.19		
05/23/2024	AP	34	Turner, Sara	80.40		
05/28/2024	AP	99	Ariana Farber	116.58		
			05/31/2024 (05/24) Period Totals and Balance	3,717.93 *	.00 *	31,437.22
04/25/2024	AP	1	Michelle W. Jensen	535.95		
05/28/2024	AP	88	Ariana Farber	67.00		
06/01/2024	AP	24	Zions Bank Credit Card	9.50		
06/01/2024	AP	25	Zions Bank Credit Card	150.00		
06/01/2024	AP	26	Zions Bank Credit Card	97.55		
06/01/2024	AP	27	Zions Bank Credit Card	70.97		
06/01/2024	AP	28	Zions Bank Credit Card	29.42		
06/01/2024	AP	29	Zions Bank Credit Card	245.79		
06/01/2024	AP	30	Zions Bank Credit Card	26.34		
06/01/2024	AP	31	Zions Bank Credit Card	152.07		
06/01/2024	AP	32	Zions Bank Credit Card	153.34		
06/01/2024	AP	36	Zions Bank Credit Card	670.00		
06/01/2024	AP	37	Zions Bank Credit Card	670.00		
06/01/2024	AP	38	Zions Bank Credit Card	670.00		
06/01/2024	AP	39	Zions Bank Credit Card	739.00		
06/01/2024	AP	40	Zions Bank Credit Card	931.00		
06/01/2024	AP	41	Zions Bank Credit Card		931.00-	
06/01/2024	AP	85	Zions Bank Credit Card	178.50		
06/01/2024	AP	104	Zions Bank Credit Card	240.94		
06/01/2024	AP	105	Zions Bank Credit Card	240.94		
06/01/2024	AP	106	Zions Bank Credit Card	670.68		
06/01/2024	AP	107	Zions Bank Credit Card	1,030.95		
06/01/2024	AP	108	Zions Bank Credit Card	568.85		
06/01/2024	AP	109	Zions Bank Credit Card		571.76-	
06/13/2024	AP	9	Michelle W. Jensen	205.56		
06/13/2024	AP	10	Michelle W. Jensen	1,437.78		
06/13/2024	AP	11	Michelle W. Jensen	281.00		
06/24/2024	AP	54	Commfluent INC	589.60		
06/24/2024	AP	55	Commfluent INC	498.83		
06/24/2024	AP	56	Commfluent INC	134.00		
07/22/2024	AP	135	Commfluent INC	520.59		
07/22/2024	AP	136	Commfluent INC	476.70		
07/22/2024	AP	137	Commfluent INC	162.00		
			06/30/2024 (06/24) Period Totals and Balance	12,454.85 *	1,502.76- *	42,389.31
07/22/2024	AP	37	Commfluent INC	502.50		
07/22/2024	AP	38	Commfluent INC	859.91		
07/22/2024	AP	39	Commfluent INC	179.00		
07/31/2024	AP	76	Zions Bank Credit Card	595.00		
08/07/2024	AP	46	blu Governmental Services	68.34		
12/15/2024	AP	89	Heather Kruse	242.54		
12/23/2024	AP	91	Paula Eldredge	297.88		
			07/31/2024 (07/24) Period Totals and Balance	2,745.17 *	.00 *	2,745.17
08/27/2024	AP	8	Commfluent INC	82.00		
08/27/2024	AP	9	Commfluent INC	562.80		
08/27/2024	AP	10	Commfluent INC	436.89		
11/04/2024	AP	162	Hiliary Venable	58.96		
12/15/2024	AP	164	Heather Kruse	91.12		

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

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Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-40-230 Travel, Education and Training (continued)						
12/23/2024	AP	166	Paula Eldredge	303.51		
			08/31/2024 (08/24) Period Totals and Balance	1,535.28 *	.00 *	4,280.45
11/04/2024	AP	76	Hiliary Venable	122.61		
12/06/2024	AP	89	Hadfield, Selina	28.94		
12/15/2024	AP	85	Heather Kruse	365.15		
12/23/2024	AP	97	Paula Eldredge	513.62		
			09/30/2024 (09/24) Period Totals and Balance	1,030.32 *	.00 *	5,310.77
10/22/2024	AP	53	Commfluent INC	162.00		
10/22/2024	AP	54	Commfluent INC	502.50		
10/22/2024	AP	55	Commfluent INC	226.26		
10/23/2024	AP	24	Michelle W. Jensen	180.00		
11/04/2024	AP	56	Hiliary Venable	152.76		
11/30/2024	AP	67	Commfluent INC	86.43		
11/30/2024	AP	68	Commfluent INC	1,128.35		
11/30/2024	AP	69	Commfluent INC	162.00		
12/06/2024	AP	80	Hadfield, Selina	40.00		
12/06/2024	AP	81	Hadfield, Selina	55.21		
12/23/2024	AP	89	Paula Eldredge	339.69		
			10/31/2024 (10/24) Period Totals and Balance	3,035.20 *	.00 *	8,345.97
11/04/2024	AP	11	Hiliary Venable	58.96		
11/30/2024	AP	38	Commfluent INC	108.00		
11/30/2024	AP	39	Commfluent INC	559.45		
11/30/2024	AP	40	Commfluent INC	369.80		
12/06/2024	AP	59	Hadfield, Selina	113.77		
12/15/2024	AP	42	Heather Kruse	143.38		
12/23/2024	AP	69	Paula Eldredge	260.36		
			11/30/2024 (11/24) Period Totals and Balance	1,613.72 *	.00 *	9,959.69
12/15/2024	AP	8	Heather Kruse	44.22		
12/21/2024	AP	37	Hiliary Venable	581.43		
12/21/2024	AP	38	Hiliary Venable	251.92		
12/23/2024	AP	22	Paula Eldredge	135.00		
12/23/2024	AP	23	Paula Eldredge	49.05		
12/23/2024	AP	24	Paula Eldredge	339.69		
			12/31/2024 (12/24) Period Totals and Balance	1,401.31 *	.00 *	11,361.00
12/23/2024	AP	5	Paula Eldredge	126.50		
12/30/2024	AP	2	Commfluent INC	491.78		
12/30/2024	AP	3	Commfluent INC	276.48		
12/30/2024	AP	4	Commfluent INC	95.00		
01/17/2025	AP	47	Hiliary Venable	278.60		
01/17/2025	AP	48	Hiliary Venable	444.03		
01/22/2025	AP	28	Commfluent INC	1,474.32		
01/22/2025	AP	29	Commfluent INC	717.47		
			01/31/2025 (01/25) Period Totals and Balance	3,904.18 *	.00 *	15,265.18
01/08/2025	AP	5	Heather Kruse	300.10		
02/25/2025	AP	15	Commfluent INC	90.30		
02/25/2025	AP	16	Commfluent INC	465.86		
02/25/2025	AP	17	Commfluent INC	80.00		
03/03/2025	AP	63	Turner, Sara	49.00		
			02/28/2025 (02/25) Period Totals and Balance	985.26 *	.00 *	16,250.44
03/06/2025	AP	63	Hiliary Venable	335.30		
04/09/2025	AP	48	Michelle W. Jensen	986.97		
06/25/2025	AP	103	Hadfield, Selina	141.68		
			03/31/2025 (03/25) Period Totals and Balance	1,463.95 *	.00 *	17,714.39
03/31/2025	AP	16	Commfluent INC	911.06		

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

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Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-40-230 Travel, Education and Training (continued)						
04/21/2025	AP	27	Turner, Sara	46.90		
04/22/2025	AP	59	Commfluent INC	1,232.44		
04/23/2025	AP	23	Paula Eldredge	1,074.15		
06/25/2025	AP	73	Hadfield, Selina	79.24		
			04/30/2025 (04/25) Period Totals and Balance	3,343.79 *	.00 *	21,058.18
05/29/2025	AP	27	Commfluent INC	1,341.05		
06/25/2025	AP	79	Hadfield, Selina	163.80		
07/18/2025	AP	87	Paula Eldredge	451.50		
			05/31/2025 (05/25) Period Totals and Balance	1,956.35 *	.00 *	23,014.53
02/01/2025	AP	3	Michelle W. Jensen	540.00		
02/01/2025	AP	4	Michelle W. Jensen	86.80		
02/11/2025	AP	8	Hadfield, Selina	226.80		
02/11/2025	AP	9	Hadfield, Selina	550.00		
02/25/2025	AP	7	Hadfield, Selina	1,148.97		
06/02/2025	AP	18	Hiliary Venable	407.40		
06/22/2025	AP	31	Commfluent INC	599.20		
06/22/2025	AP	32	Commfluent INC	298.04		
06/22/2025	AP	33	Commfluent INC	151.00		
06/25/2025	AP	38	Hadfield, Selina	67.20		
06/27/2025	AP	28	Commfluent INC	599.20		
06/27/2025	AP	29	Commfluent INC	405.84		
06/27/2025	AP	30	Commfluent INC	149.00		
06/30/2025	AP	58	Michelle W. Jensen	1,806.85		
06/30/2025	AP	71	Zions Bank Credit Card	543.23		
06/30/2025	AP	110	Derek Branchley	206.22		
07/03/2025	AP	75	Hadfield, Selina	1,941.95		
07/18/2025	AP	57	Paula Eldredge	240.10		
			06/30/2025 (06/25) Period Totals and Balance	9,967.80 *	.00 *	32,982.33
07/22/2025	AP	83	Commfluent INC	1,228.04		
07/31/2025	AP	51	Zions Bank Credit Card	95.00		
10/09/2025	AP	116	Hadfield, Selina	96.60		
12/31/2025	AP	125	Paula Eldredge	196.00		
			07/31/2025 (07/25) Period Totals and Balance	1,615.64 *	.00 *	1,615.64
08/20/2025	AP	20	Ashley Burr	130.20		
08/22/2025	AP	26	Commfluent INC	886.20		
08/27/2025	AP	32	Derek Branchley	222.81		
10/09/2025	AP	103	Hadfield, Selina	142.80		
12/31/2025	AP	122	Paula Eldredge	496.02		
			08/31/2025 (08/25) Period Totals and Balance	1,878.03 *	.00 *	3,493.67
09/13/2025	AP	20	Cottle Law, PLLC	1,578.95		
09/17/2025	AP	53	Derek Branchley	85.68		
09/30/2025	AP	116	Zions Bank Credit Card	130.13		
12/31/2025	AP	159	Paula Eldredge	346.08		
			09/30/2025 (09/25) Period Totals and Balance	2,140.84 *	.00 *	5,634.51
07/31/2025	AP	2	Michelle W. Jensen	649.00		
08/05/2025	AP	3	Hadfield, Selina	649.00		
10/09/2025	AP	45	Hadfield, Selina	93.20		
10/20/2025	AP	17	Michelle W. Jensen	208.04		
10/20/2025	AP	18	Michelle W. Jensen	40.00		
10/20/2025	AP	19	Michelle W. Jensen	150.00		
10/22/2025	AP	101	Zions Bank Credit Card	476.87		
10/22/2025	AP	102	Zions Bank Credit Card	238.43		
10/22/2025	AP	103	Zions Bank Credit Card	238.43		
10/22/2025	AP	128	Zions Bank Credit Card	238.43		

Period 00/23 (07/01/2023) - 14/26 (06/30/2026)

Jun 01, 2026 10:40AM

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-65-230	Travel, Education and Training					
			06/30/2023 (14/23) Balance	.00 *	.00 *	.00
			06/30/2026 (14/26) Period Totals and Balance	.00 *	.00 *	.00

YTD Encumbrance	.00	YTD Pending	.00	YTD Actual	.00	Total	.00	YTD Budget	.00	Unexpended	.00
-----------------	-----	-------------	-----	------------	-----	-------	-----	------------	-----	------------	-----

Number of transactions: 272 Number of accounts: 3

Total MIDA GENERAL FUND:

Number of transactions: 287 Number of accounts: 5

Grand Totals:

Debit	Credit	Proof
106,855.26	1,872.73-	104,982.53
Debit	Credit	Proof
110,414.67	5,432.14-	104,982.53

Report Criteria:

Actual amounts

All accounts

Includes pending amounts

Includes report only transactions

Includes inactive journals

Account.Account number = "1040230","0240230","0340230","1060230","1065230"

To: Ncottle <ncottle@midaut.org>
From: [REDACTED] <[REDACTED]@abundance.institute>
Date: Mon, 27 Apr 2026 18:45:40 -0500
Subject: Upcoming May Events in Park City- Room Block Deadline is Tomorrow/Hotel Reservation Needed?

Hi Nicole,

Thank you so much for your registration!

I'm reaching out because we have hotel rooms available at the Grand Hyatt Deer Valley for event attendees in case you'd like to stay there. The room block closes tomorrow on April 28.

If you'd like to make a hotel reservation, we do have rooms available in our room block on Thur., May 21, via this [link](#). We have a discounted rate of \$269 plus a \$20 resort fee and any applicable taxes and fees. Our hotel room block closes on April 29, so we'd encourage you to make your reservation soon.

Note: If you need additional hotel nights, let me know and I'll provide more information, as the link may not allow you to add extra room nights. However, the hotel does have availability on those nights.

Also, please let me know if you do not need a hotel room.

We're looking forward to having you at the event!

Thank you!

[REDACTED]

--

 [REDACTED]
EVENT CONSULTANT
[REDACTED]

To: Evan Berrett <eberrett@eaglemountain.gov>
From: Nicole Cottle <ncottle@midaut.org>
Cc: [REDACTED] <[REDACTED]@inl.gov>, [REDACTED] <[REDACTED]@inl.gov>, [REDACTED] <[REDACTED]@inl.gov>, Ariana Farber <afarber@midaut.org>
Date: Tue, 22 Jul 2025 14:09:57 -0600
Subject: Re: MIDA and INL Connection

Awesome! We are familiar with them and I have met their government relations person but we'd love to meet together again! Great idea!

On Jul 22, 2025, at 1:40 PM, Evan Berrett <eberrett@eaglemountain.gov> wrote:

All,

Eagle Mountain had visited Idaho National Labs a few weeks ago with a broader group organized by 47G. Since then, we have met separately because INL is doing some research around supporting communities, developers, data center developers, and so forth in how to site a nuclear generation project (Justin, please correct me if that was described poorly). In our most recent conversation, the work MIDA is doing at Camp Williams came up and we thought an introduction might be warranted. INL may want to pick your brains about questions you might have about nuclear energy deployment and so forth. Feel free to pull me out of the conversation going forward, I just want to follow through on making that connection.

<city_logomark_orangesmall_ea82c5ed-2216-49c0-9c77-95e8bc235b86.png>
Evan Berrett
ECONOMIC DEVELOPMENT DIRECTOR / RDA EXECUTIVE DIRECTOR
[Schedule A Virtual Meeting With Me](#)
[EAGLEMOUNTAIN.GOV](#)

This e-mail may contain information that is confidential, proprietary, or "non-public personal information". The Confidential Information is disclosed conditioned upon your agreement that you will treat it confidentially and in accordance with applicable law, ensure that such data isn't used or disclosed except for the limited purpose for which it's being provided and will notify and cooperate with us regarding any requested or unauthorized disclosure or use of any Confidential Information.

To: [REDACTED] <[REDACTED]@abundance.institute>
From: Kara Young <kyoung@midaut.org>
Cc: Nicole Cottle <ncottle@midaut.org>
Date: Mon, 11 May 2026 11:32:09 -0600
Subject: Re: Operation Gigawatt Registration Cancelled- Info to Re-Register

Hi, [REDACTED]
I appreciate your quick response. Thank you so much for resending the registration confirmation email!

Thanks,
Kara



Kara Young
Special Administrative Projects Coordinator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

On Mon, May 11, 2026 at 11:22 AM [REDACTED] <[REDACTED]@abundance.institute> wrote:
Hi!

It does look like her registration is confirmed and I just re-sent the confirmation email.

Thank you!

[REDACTED]

On Mon, May 11, 2026 at 1:20 PM Kara Young <kyoung@midaut.org> wrote:

Hi, [REDACTED]

I hope you are having a great day! I wanted to reach out and see if Nicole's registration has been approved for the Operation Gigawatt Summit on Friday, May 22. I haven't received an email regarding the status yet and just wanted to check in. I greatly appreciate it!

Thanks,
Kara



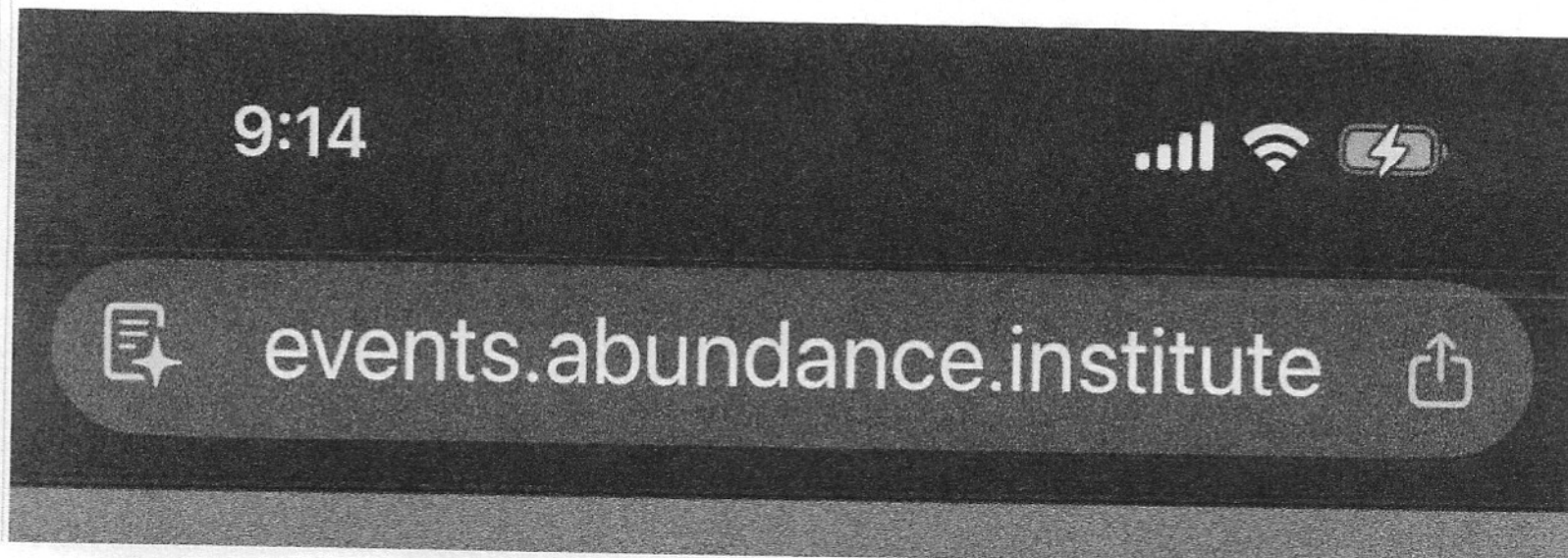
Kara Young
Special Administrative Projects Coordinator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

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

From: Kara Young <kyoung@midaut.org>
Date: Wed, Apr 8, 2026 at 9:14 AM
Subject: Re: Operation Gigawatt Registration Cancelled- Info to Re-Register
To: Nicole Cottle <ncottle@midaut.org>

Hi!

Thanks for sending this— fixed!



Registration submitted



Registration Received

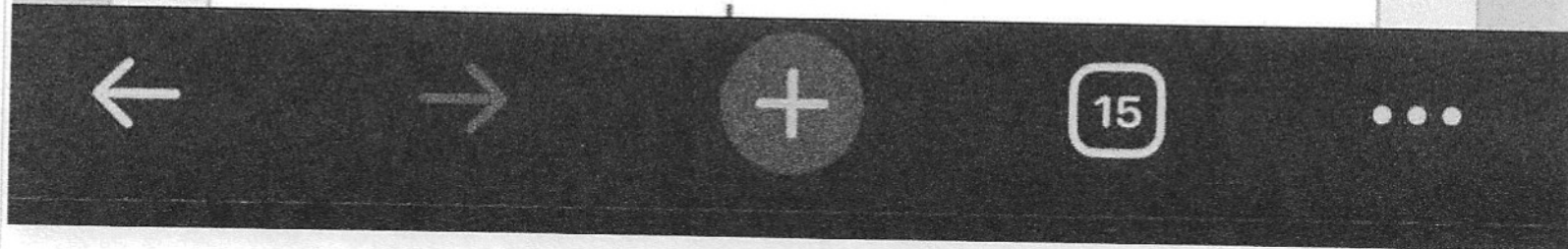
We've placed a hold on your card.
An admin will review your
registration shortly. You'll only be
charged upon approval.

Your registration has been submitted
successfully. We've placed a temporary hold
on your payment method to secure your
spot.

WHAT HAPPENS NEXT

- An admin will review your
registration

- You'll receive an email once your registration is approved
- Your card will only be charged



On Wed, Apr 8, 2026 at 9:10 AM Nicole Cottle <ncottle@midaut.org> wrote:

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

From: [REDACTED] <[REDACTED]@abundance.institute>
Date: Wed, Apr 8, 2026 at 8:36 AM
Subject: Operation Gigawatt Registration Cancelled- Info to Re-Register
To: <ncottle@midaut.org>

Hi Nicole,

I hope you are doing well! We noticed that you started a registration for Operation Gigawatt. But, it looks like the payment process wasn't completed. We've cancelled that registration but if you'd like to come you can re-register [here](#).

Please let me know if you have any questions.

Thank you!

[REDACTED]

--

 [REDACTED]
EVENT CONSULTANT
[REDACTED]

--



Nicole Cottle
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

Thanks.
Kara



Kara Young
Special Administrative Projects Coordinator
Military Installation Development Authority (MIDA)
[REDACTED]
midaut.org

To: <ncottle@midaut.org>
From: Abundance Institute Team <[REDACTED]@abundance.institute>
Date: Mon, 18 May 2026 18:02:21 +0000
Subject: Looking forward to Park City! Operation Gigawatt Summit details

If you are not able to see this email, click [here](#)



OPERATION GIGAWATT SUMMIT

Hello Nicole,

We're excited to welcome you to the Operation Gigawatt Summit at the Grand Hyatt Deer Valley on Friday, May 22. We have a full day of conversations ahead, beginning with breakfast at 8:00 AM and opening remarks from Secretary of Energy Chris Wright at 8:30 AM. Our day wraps at 4:00 PM.

[You can view the full agenda, maps, and additional event information here.](#)

Early Credential Pickup

If you'll already be in Park City on Thursday, you're welcome to pick up your badge early on May 21 from 3:00 PM to 5:30 PM in Deer Creek Foyer, Lake Level.

Friday Arrival Information

Rideshare is the easiest way to travel between the airport and the Grand Hyatt Deer Valley. Please allow extra time for arrival and valet. Registration opens at 7:30 AM in Deer Creek Foyer, Lake Level on May 22.

Parking

The hotel offers valet parking only for \$50/day. There is both an upper and a lower valet.

- [Here are directions to the lower valet](#), best for arrival direct to the event.
- [Here are directions to the upper valet](#), best for those checking into the hotel.

Event signage will direct you once you arrive on Glencoe Mountain Way.

What to Expect

- Dress is business casual
- Breakfast, lunch, coffee, and reception refreshments will be provided
- Park City evenings can cool down quickly, so we recommend bringing a light jacket
- Please bring a valid ID if you plan to enjoy alcoholic beverages during the reception
- All programming is within the hotel and clearly marked with wayfinding signage
- Due to venue capacity, we're unable to accommodate additional guests or make further waitlist adjustments
- As a reminder as an attendee you agreed to abide by our [social media policy](#). The media will be in attendance.

Helpful Notes

- If you have accessibility needs that we should be aware of, please reach out in advance.

- If you run into any issues please reach out to abundance@abundance.institute.

We're looking forward to seeing you in Park City,

The Abundance Institute Team

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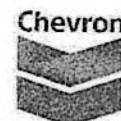
TORUS ♦♦ General Matter

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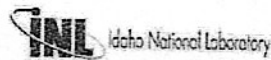


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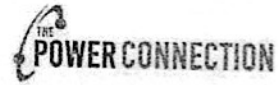
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Unsubscribe from just these updates [here](#). We ask though that if you are planning to attend either event that you do not unsubscribe so that we can send you important updates.



To unsubscribe from all our emails, click [here](#)

To: ncottle@midaut.org
From: Abundance Institute Team <team@events.abundance.institute>
Date: Wed, 08 Apr 2026 15:50:36 +0000
Subject: Registration Confirmation | Operation Gigawatt Summit - May 22

OPERATION GIGAWATT SUMMIT

ATTENDEE UPDATE

Registration confirmed

Your registration for the Operation Gigawatt Summit has been approved.

Operation Gigawatt Summit

May 22, 2026

Grand Hyatt Park City, Park City, UT

Dear Nicole Cottle,

Thank you for registering for the Operation Gigawatt Summit, hosted by Governor Spencer Cox and powered by the Abundance Institute. We're pleased to confirm that your registration for the summit on May 22nd in Utah has been approved.

The Operation Gigawatt Summit will bring together leaders from across energy, infrastructure, technology, investment, and public policy to discuss how America can meet rapidly growing power demand and build the energy systems needed for the decades ahead.

If you are traveling to attend and have not yet booked a hotel, we recommend reserving your room soon. A room block has been secured at the Grand Hyatt Deer Valley for guests attending the summit. You can reserve a room using the link below:

[Reserve your room at the Grand Hyatt Deer Valley](#)

We'll be sharing additional details as we get closer to the event, including the full agenda, speakers, and logistical information.

CHECK-IN AND CALENDAR

Keep this email handy for check-in and use the links below to add the event to your calendar.

CHECK-IN QR CODE

Present this code at check-in.

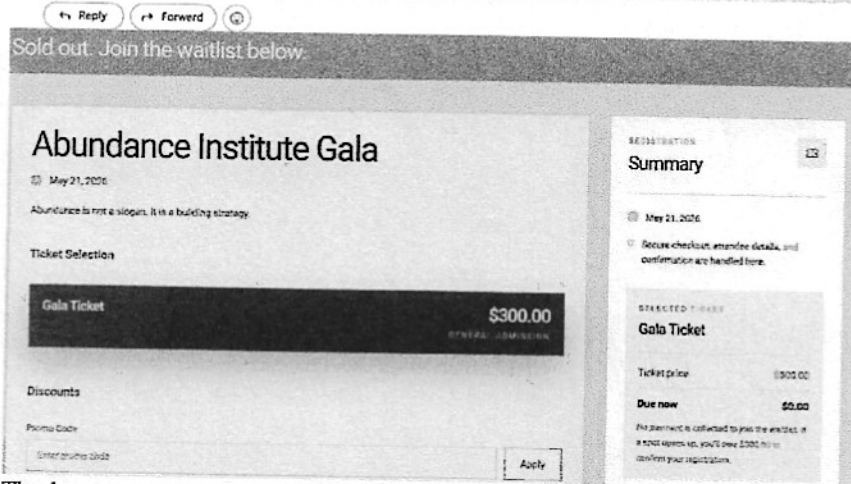


To: Nicole Cottle <ncottle@midaut.org>
From: Kara Young <kyoung@midaut.org>
Date: Mon, 11 May 2026 11:17:32 -0600
Subject: Operation Gigawatt Summit - Abundance Institute Gala Q

Hi!

Would you like to be registered for the Abundance Gala the night before (Thursday, May 21) the Operation Gigawatt Summit (Friday, May 22)? It is currently sold out but there is a waitlist I can get you on, if so.

Join the Abundance Gala the day before Operation Gigawatt Summit



Thanks,
Kara



Kara Young
Special Administrative Projects Coordinator
Military Installation Development Authority (MIDA)
midaut.org

To: ncottle@midaut.org
From: [REDACTED] <[REDACTED]@abundance.institute>
Date: Wed, 8 Apr 2026 10:36:02 -0400
Subject: Operation Gigawatt Registration Cancelled- Info to Re-Register

Hi Nicole,

I hope you are doing well! We noticed that you started a registration for Operation Gigawatt. But, it looks like the payment process wasn't completed. We've cancelled that registration but if you'd like to come you can re-register [here](#).

Please let me know if you have any questions.

Thank you!

[REDACTED]

--



[REDACTED]
EVENT CONSULTANT
[REDACTED]

To: ncottle@midaut.org
From: team@events.abundance.institute
Date: Wed, 08 Apr 2026 14:38:22 +0000
Subject: Registration Cancelled: Operation Gigawatt Summit

OPERATION GIGAWATT SUMMIT

REGISTRATION STATUS

Registration cancelled

Your registration for Operation Gigawatt Summit is no longer active.

Operation Gigawatt Summit

May 22, 2026

Hi Nicole Cottle,

We are confirming that your registration has been cancelled.

REGISTRATION DETAILS

EVENT	Operation Gigawatt Summit
TICKET	Summit Ticket
DATE	May 22, 2026
REGISTRATION ID	cmnnnshqc000104jrpmvbuptx

REASON

Cancelled by admin

NEED HELP

If you have any questions, contact [\[redacted\]@abundance.institute](#).

Questions? Contact [\[redacted\]@abundance.institute](#)

To: Kara Young <kyoung@midaut.org>
From: Nicole Cottle <ncottle@midaut.org>
Date: Wed, 8 Apr 2026 09:09:40 -0600
Subject: Fwd: Operation Gigawatt Registration Cancelled- Info to Re-Register

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

From: [REDACTED] <[\[REDACTED\]@abundance.institute](mailto:[REDACTED]@abundance.institute)>
Date: Wed, Apr 8, 2026 at 8:36 AM
Subject: Operation Gigawatt Registration Cancelled- Info to Re-Register
To: <ncottle@midaut.org>

Hi Nicole,

I hope you are doing well! We noticed that you started a registration for Operation Gigawatt. But, it looks like the payment process wasn't completed. We've cancelled that registration but if you'd like to come you can re-register [here](#).

Please let me know if you have any questions.

Thank you!

[REDACTED]

--



[REDACTED]
EVENT CONSULTANT
[REDACTED]

--



Nicole Cottle
Military Installation Development Authority (MIDA)
midaut.org

To: ncottle@midaut.org
From: Abundance Institute <receipts+acct_1Ps64IKQVKFm28jT@stripe.com>
Date: Wed, 8 Apr 2026 15:50:38 +0000
Subject: Your Abundance Institute receipt [#1459-5944]



Receipt from Abundance Institute

Receipt #1459-5944

AMOUNT PAID	DATE PAID	PAYMENT METHOD
\$450.00	Apr 8, 2026, 9:13:48 AM	VISA - [REDACTED]

SUMMARY

Operation Gigawatt Summit - Summit Ticket	\$450.00
Amount paid	\$450.00

If you have any questions, contact us at hello@abundance.institute or call us at +1 [REDACTED]

Something wrong with the email? [View it in your browser.](#)

You're receiving this email because you made a purchase at Abundance Institute, which partners with Stripe to provide invoicing and payment processing.

To: <ncottle@midaut.org>
From: Abundance Institute Team <[REDACTED]@abundance.institute>
Date: Wed, 22 Apr 2026 17:17:11 +0000
Subject: Join the Abundance Gala the day before Operation Gigawatt Summit ☐☐

If you are not able to see this email, click [here](#)

Register today!

Dear friend,

We're glad you can attend Governor Cox's Operation Gigawatt Summit on Friday, May 22!

We would also like to invite you to attend the Abundance Institute Gala on May 21st! We have designed this event to assemble the right people together before the Summit begins.

Use code: GALA50 for 50% off the gala ticket price!

Expect honest dialogue about where power generation, grid modernization, and advanced nuclear are headed and what it will take to move faster.

You'll be in the room with founders, investors, policymakers, and operators for a curated evening connecting with the leaders shaping the future of energy abundance. You'll also hear from pioneers in advanced nuclear, including:

- **Chris Levesque (TerraPower)**
- **Isaiah Taylor (Valar Atomics)**
- **Scott Nolan (Founders Fund / General Matter)**

The Summit is where we build the playbook. The Abundance Institute Gala is where the momentum begins.

To make it easy to join us, we're offering a 50% discounted ticket to attend the Gala:

Use code: GALA50

Take full advantage of the programming and join us in Park City a little early; we'd be delighted to have you join us.

**Register for the Abundance
Institute gala**

Hotel Information

Secure a room for the Gala and the Summit at the Grand Hyatt Deer Valley.

Book your hotel

We hope you'll join us in Park City for conversation and collaboration with the builders shaping the future of energy and American abundance.

Questions? Reach out to [abundance.institute](#).

Unsubscribe from just these updates [here](#). We ask though that if you are planning to attend either event that you do not unsubscribe so that we can send you important updates.



To unsubscribe from all our emails, click [here](#)

To: Ncottle <ncottle@midaut.org>
From: [REDACTED] <[REDACTED]@abundance.institute>
Date: Mon, 20 Apr 2026 16:49:30 -0700
Subject: Hotel Reservation Needed?- Upcoming May Events in Park City

Hi Nicole,

Thank you so much for registering for the Abundance Institute Gala!

I'm reaching out because we have hotel rooms available at the Grand Hyatt Deer Valley for event attendees in case you'd like to stay there.

If you'd like to make a hotel reservation, we do have rooms available in our room block on Thur., May 21, via this [link](#). We have a discounted rate of \$269 plus a \$20 resort fee and any applicable taxes and fees. Our hotel room block closes on April 29, so we'd encourage you to make your reservation soon.

Note: If you need additional hotel nights, let me know and I'll provide more information, as the link may not allow you to add extra room nights. However, the hotel does have availability on those nights.

Also, please let me know if you do not need a hotel room.

We're looking forward to having you at the event!

Thank you!

[REDACTED]

--

 [REDACTED]
EVENT CONSULTANT
[REDACTED]

To: hvenable@midaut.org
From: Abundance Institute Team <team@events.abundance.institute>
Date: Thu, 21 May 2026 16:51:52 +0000
Subject: You're on the waitlist: Operation Gigawatt Summit

OPERATION GIGAWATT SUMMIT

WAITLIST

You're on the waitlist

Your waitlist signup for Operation Gigawatt Summit has been received.

Operation Gigawatt Summit

May 22, 2026

Dear Hilary Venable,

Thank you for your interest in Operation Gigawatt Summit. The event is currently sold out, but we've added you to the waitlist.

We didn't collect a payment now. If a spot opens up, our team will email you a Stripe invoice — paying it confirms your registration.

No further action is needed at this time. We appreciate your patience and will be in touch as soon as space becomes available.

Best,

The Abundance Institute Team

Questions? Contact team@abundance.institute

To: Ncottle <ncottle@midaut.org>
From: [REDACTED] <[REDACTED]@abundance.institute>
Date: Thu, 9 Apr 2026 19:09:03 -0500
Subject: Hotel Room Reservation Needed?- Operation Gigawatt Summit

Dear Nicole,

Thank you so much for registering for our upcoming events! I'm reaching out because we noticed you haven't made a hotel reservation at the event venue, the Grand Hyatt Deer Valley.

If you'd like to make a hotel reservation, we do have rooms available in our room block on Thur., May 21, via this [link](#). We have a discounted rate of \$269 plus a \$20 resort fee and any applicable taxes and fees. Our hotel room block closes on April 29, so we'd encourage you to make your reservation soon.

Note: If you need additional hotel nights, let me know and I'll provide more information, as the link may not allow you to add extra room nights. However, the hotel does have availability on those nights.

Also, please let me know if you do not need a hotel room.

We're looking forward to having you at the event!

Thank you!

[REDACTED]

--

 [REDACTED]
EVENT CONSULTANT
[REDACTED]

To: hvenable@midaut.org
From: Abundance Institute Team <team@events.abundance.institute>
Date: Thu, 21 May 2026 17:25:02 +0000
Subject: Operation Gigawatt Summit has reached capacity

OPERATION GIGAWATT SUMMIT

WAITLIST UPDATE

Event has reached capacity

Unfortunately, Operation Gigawatt Summit has reached capacity and we are unable to accept your registration at this time.

Operation Gigawatt Summit

May 22, 2026

Grand Hyatt Park City, Park City, UT

Hi Hilary Venable,

Thank you for your interest in Operation Gigawatt Summit and for joining the waitlist. The event has reached capacity, so we are unable to accept your registration at this time.

WAITLIST DETAILS

EVENT	Operation Gigawatt Summit
DATE	May 22, 2026

WHAT THIS MEANS

No further action is required on your end. We appreciate your interest and hope to see you at a future event.

QUESTIONS

If you have any questions, contact team@events.abundance.institute.

Questions? Contact team@events.abundance.institute.

To: [REDACTED] <[REDACTED]@inl.gov>, Nicole Cottle <ncottle@midaut.org>, Evan Berrett <eberrett@eaglemountain.gov>
From: Laura Suzanne Nelson <Laura.Nelson@inl.gov>
Cc: [REDACTED] <[REDACTED]@inl.gov>, [REDACTED] <[REDACTED]@inl.gov>, Ariana Farber <afarber@midaut.org>
Date: Thu, 24 Jul 2025 13:40:17 +0000
Subject: Re: MIDA and INL Connection

Good morning, All.

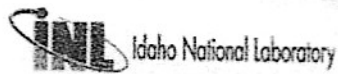
Justin, thank you for looping me in and I welcome the opportunity to participate in this discussion with MIDA.

Nicole, it is great to meet you virtually. I am based in UT and happy to connect with you and visit further about INL engagements in UT.

Very best,
Laura

Laura S. Nelson, PhD

Laura.Nelson@INL.gov | Regional Engagement Lead, Utah | [REDACTED]
Idaho National Laboratory | [REDACTED] | Idaho Falls, ID | 83415



From: [REDACTED] <[REDACTED]@inl.gov>
Date: Wednesday, July 23, 2025 at 10:26 PM
To: Nicole Cottle <ncottle@midaut.org>, Evan Berrett <eberrett@eaglemountain.gov>
Cc: [REDACTED] <[REDACTED]@inl.gov>, [REDACTED] <[REDACTED]@inl.gov>, Ariana Farber <afarber@midaut.org>, Laura Suzanne Nelson <Laura.Nelson@inl.gov>
Subject: RE: MIDA and INL Connection

Hey Nicole,

Nice to e-meet you. Looing in Laura, our Utah regional lead who I believe you've met before.

The following webpage gives some insight into what this particular team works on: <https://inl.gov/resilience/degsi/>.

As Evan said, we are currently working a project focused on "around supporting communities, developers, data center developers, and so forth in how to site a nuclear generation project". We would be interested in having a brief on your Camp Williams project and just ask some questions that would help guide our efforts. Is a time we could target to have a discussion?

Thanks,

Justin

From: Nicole Cottle <ncottle@midaut.org>
Sent: Tuesday, July 22, 2025 2:10 PM
To: Evan Berrett <eberrett@eaglemountain.gov>
Cc: [REDACTED] <[REDACTED]@inl.gov>; [REDACTED] <[REDACTED]@inl.gov>; [REDACTED] <[REDACTED]@inl.gov>; Ariana Farber <afarber@midaut.org>
Subject: Re: MIDA and INL Connection

You don't often get email from ncottle@midaut.org. [Learn why this is important](#)

Awesome! We are familiar with them and I have met their government relations person but we'd love to meet together again! Great idea!

On Jul 22, 2025, at 1:40 PM, Evan Berrett <eberrett@eaglemountain.gov> wrote:

All,

Eagle Mountain had visited Idaho National Labs a few weeks ago with a broader group organized by 47G. Since then, we have met separately because INL is doing some research around supporting communities, developers, data center developers, and so forth in how to site a nuclear generation project (Justin, please correct me if that was described poorly). In our most recent conversation, the work MIDA is doing at Camp Williams came up and we thought an introduction might be warranted. INL may want to pick your brains about questions you might have about nuclear energy deployment and so forth. Feel free to pull me out of the conversation going forward, I just want to follow through on making that connection.

<city_logomark_orangesmall_ea82c5ed-2216-49c0-9c77-95e8bc235b86.png>

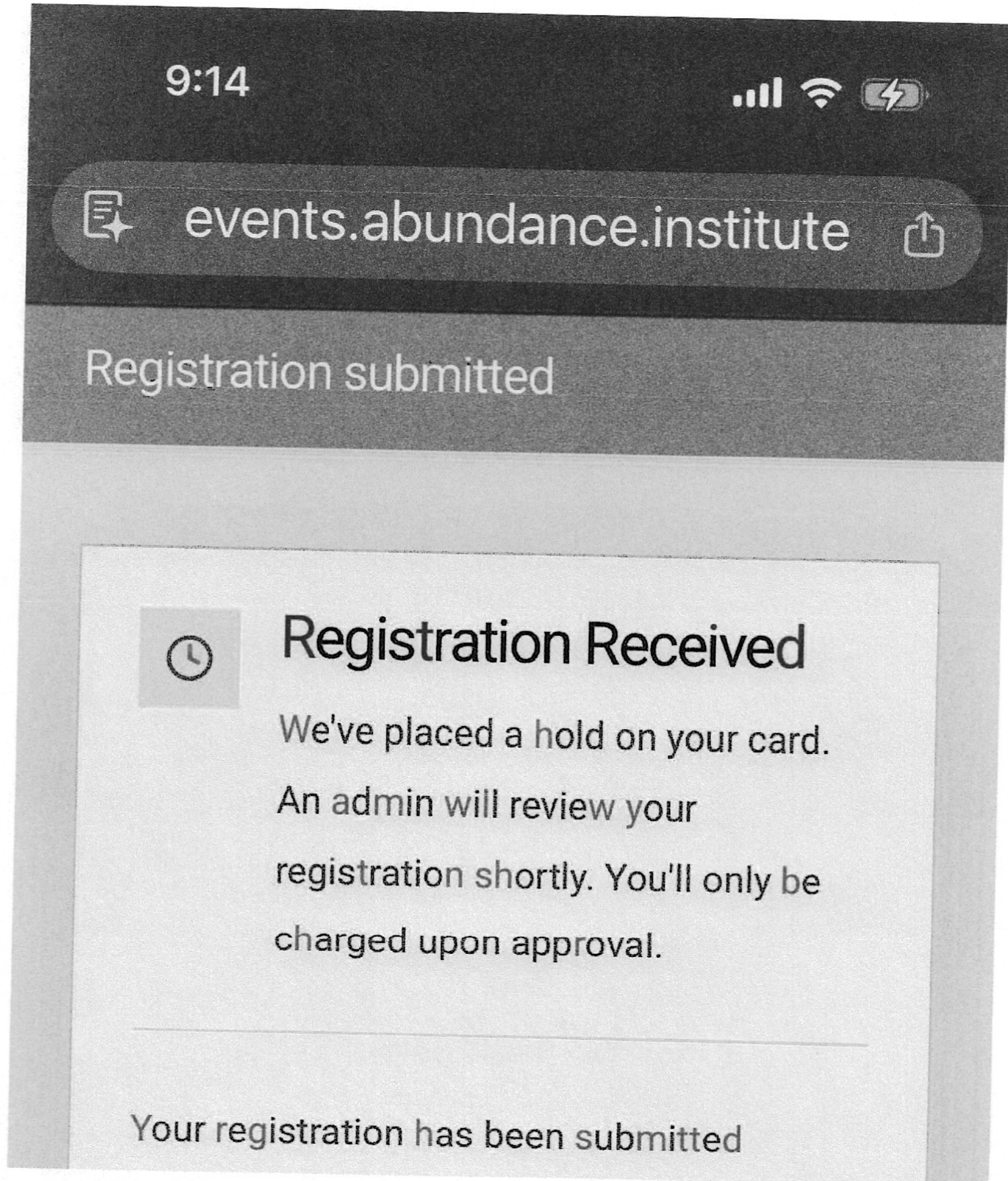
Evan Berrett

ECONOMIC DEVELOPMENT DIRECTOR / RDA EXECUTIVE
DIRECTOR

[Schedule A Virtual Meeting With Me](#)
[EAGLEMOUNTAIN.GOV](https://eaglemountain.gov)

To: Nicole Cottle <ncottle@midaut.org>
From: Kara Young <kyoung@midaut.org>
Date: Wed, 8 Apr 2026 09:14:59 -0600
Subject: Re: Operation Gigawatt Registration Cancelled- Info to Re-Register

Hi!
Thanks for sending this—fixed!



successfully. We've placed a temporary hold on your payment method to secure your spot.

WHAT HAPPENS NEXT

- An admin will review your registration
- You'll receive an email once your registration is approved
- Your card will only be charged

On Wed, Apr 8, 2026 at 9:10 AM Nicole Cottle <ncottle@midaut.org> wrote:

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

From: [REDACTED] <[REDACTED]@abundance.institute>

Date: Wed, Apr 8, 2026 at 8:36 AM

Subject: Operation Gigawatt Registration Cancelled- Info to Re-Register

To: <ncottle@midaut.org>

Hi Nicole,

I hope you are doing well! We noticed that you started a registration for Operation Gigawatt. But, it looks like the payment process wasn't completed. We've cancelled that registration but if you'd like to come you can re-register [here](#).

Please let me know if you have any questions.

Thank you!



EVENT CONSULTANT



Nicole Cottle
Military Installation Development Authority (MIDA)
midaut.org

Thanks,
Kara



Kara Young
Special Administrative Projects Coordinator
Military Installation Development Authority (MIDA)
midaut.org

To: ncottle@midaut.org
From: Abundance Institute Team <team@events.abundanceinstitute>
Date: Thu, 09 Apr 2026 16:00:32 +0000
Subject: Kick off Operation Gigawatt | Join us at the Abundance Institute Gala (May 21)



Dear Nicole Cottle,

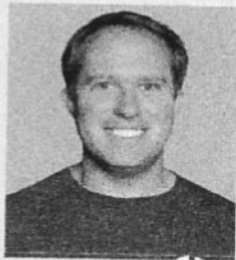
We're looking forward to hosting you at Governor Cox's Operation Gigawatt Summit on Friday, May 22.

Join us the evening prior as we set the stage.

On Thursday, May 21, you're invited to the Abundance Institute Gala, an opening night designed to bring the right people together before the Summit begins.

This isn't just a reception. It's where the conversation starts.

You'll be in the room with founders, investors, policymakers, and operators for a curated evening connecting with the leaders shaping the future of energy abundance. You'll also hear from pioneers in advanced nuclear, including:



Jake DeWitte
Oklo



Isaiah Taylor
Valar Atomics



Scott Nolan
Founders Fund /
General Matter

The Summit is where we build the playbook. The Abundance Institute Gala is where the momentum begins.

Expect great conversation, thoughtful programming, and a room intentionally curated to bring together the leaders setting the vision for energy abundance.

50% DISCOUNTED GALA TICKET

To make it easy to join us, we're offering a 50% discounted ticket to attend the Gala:

Use code: GALA50

Register for the Abundance Institute Gala

Take full advantage of the programming and join us in Park City for the gala—we'd be

delighted to have you there.

Hotel Accommodations

For those traveling in, a room block has been secured at the Grand Hyatt Deer Valley for both the Gala and Summit.

Book a room at the Grand Hyatt Deer Valley

Questions? Reach out to [abundance.institute](#).

Best,

The Abundance Institute Team

Questions? Contact [abundance.institute](#)

To: ncottle@midaut.org
From: Abundance Institute Team <team@events.abundance.institute>
Date: Mon, 11 May 2026 17:22:02 +0000
Subject: Registration Confirmation | Operation Gigawatt Summit - May 22

OPERATION GIGAWATT SUMMIT

ATTENDEE UPDATE

Registration confirmed

Your registration for the Operation Gigawatt Summit has been approved.

Operation Gigawatt Summit

May 22, 2026

Grand Hyatt Park City, Park City, UT

Dear Nicole Cottle,

Thank you for registering for the Operation Gigawatt Summit, hosted by Governor Spencer Cox and powered by the Abundance Institute. We're pleased to confirm that your registration for the summit on May 22nd in Utah has been approved.

The Operation Gigawatt Summit will bring together leaders from across energy, infrastructure, technology, investment, and public policy to discuss how America can meet rapidly growing power demand and build the energy systems needed for the decades ahead.

If you are traveling to attend and have not yet booked a hotel, we recommend reserving your room soon. A room block has been secured at the Grand Hyatt Deer Valley for guests attending the summit. You can reserve a room using the link below:

[Reserve your room at the Grand Hyatt Deer Valley](#)

We'll be sharing additional details as we get closer to the event, including the full agenda, speakers, and logistical information.

CHECK-IN AND CALENDAR

Keep this email handy for check-in and use the links below to add the event to your calendar.

CHECK-IN QR CODE

Present this code at check-in.





CMNQ6TF76000704L8OG6B7SUI

Google Calendar

Outlook Calendar

Apple Calendar / ICS

We look forward to welcoming you to Utah and to the conversation.

Best,

The Abundance Institute Team

Questions? Contact info@abundance.institute

To: <ncottle@midaut.org>
From: Abundance Institute Team <[REDACTED]@abundance.institute>
Date: Tue, 12 May 2026 18:05:11 +0000
Subject: Operation Gigawatt Summit: Speakers and Agenda

If you are not able to see this email, click [here](#)



OPERATION GIGAWATT SUMMIT

Dear friend,

Governor Spencer Cox's Operation Gigawatt Summit is a little more than a week away and we wanted to highlight the ambitious agenda and distinguished speakers you'll hear from at the event!

We are delighted to have **Michael Kratsios, Director of the White House Office of Science and Technology Policy**, join us as a keynote for the event, in addition to **Ho Nieh, Chairman of the U.S. Nuclear Regulatory Commission**, who will participate in a conversation with **Governor Cox**.

Here are just some of the other founders, executives, government officials, and builders who are joining us on May 22nd:

- **Vivek Ramaswamy**, Candidate for Governor of Ohio
- **Scott Nolan**, CEO of General Matter and Partner of Founders Fund
- **Nate Walkingshaw**, Founder and CEO of Torus
- **John Wagner**, Director of the Idaho National Laboratory
- **U.S. Senator John Curtis**

There are only a few hotel rooms left at the Grand Hyatt Deer Valley for the night of May 21st only. Book yours now before they are sold out.

We look forward to having you join us at the Operation Gigawatt Summit. This will be a landmark event focused on building the future of American energy. From nuclear and geothermal to grid modernization and AI infrastructure, the conversations throughout the day will center on how America can build faster, smarter, and at the scale this moment demands. We're excited to bring together the policymakers, founders, investors, and industry leaders shaping what comes next.

Agenda

(subject to change)

8:00 AM - 8:30 AM: Breakfast

8:30 AM - 9:45 AM: MAIN STAGE: Powering the Next American Century

- Opening remarks: Gov. Spencer Cox
- In conversation: Gov. Spencer Cox & NRC Chairman Ho K. Nieh

10:00 AM - 10:50 AM: Power Session 1

- **Powering the AI Boom**

- ◊ Sal Churi - Trust Ventures | Seth Cohen - Department of Energy | Jake DeWitte - Oklo | Nico Caprez - Nvidia | Ernie Rogers - CoreWeave

- **Utah's Nuclear Playbook: A Model for the Nation**

- ◊ Emy Lesofski - Utah Office of Energy Development | Chris Levesque - TerraPower | Scott Nolan - General Matter | Dr. [REDACTED] - Holtec

- **Beyond NEPA: A Western Permitting Wishlist**

- ◊ Jack Waldorf - WGA | Theresa Foxley - rPlus | Emily Domenech - Permitting Council

11:00 AM - 11:50 AM: Power Session 2

- **Frontier Tech for Frontier Energy**

- ◊ Gov. Spencer Cox | Nate Walkingshaw - Torus | David Bierman - Antora | Casey Handmer - Terraform Industries

- **From Wells to Watts: Advanced Geothermal at Scale**

- ◊ Pres. Taylor Randall - University of Utah | Carl Hoiland - Zanskar | Tim Latimer - Fervo | Rep. Celeste Maloy

- **Energy Workforce of the Future**

- ◊ Drew DeWalt - General Matter | Gideon Powell - Cholla | Jeff Richardson - Energy Solutions

12:00 PM - 1:30pm: MAIN STAGE: Seizing the Energy Moment

- Keynote: Vivek Ramaswamy

1:30 PM - 2:20 PM: Power Session 3

- **Power in Motion: Scaling the Modern Grid**

- ◊ Speaker Mike Schultz - Utah House of Representatives | Joel Ferry - Utah Department of Natural Resources | Dick Garlish - Rocky Mountain Power | Justin Lopas - Base Power | Kaitlin Savage - Google

- **Winning Public Trust in the New Nuclear Age**

- ◊ Tim Davis - Department of Environmental Quality | Rep. Mike Kennedy | Lt. Gov. Deidre Henderson - State of Utah | Isaiah Taylor - Valar

- **Mission Critical: Materials for American Energy Dominance**

- ◊ Pres. J. Stuart Adams - Utah Senate | Steve Jurvetson - Future Ventures | Sen. John Curtis | Dir. John Wagner - Idaho National Laboratory | Turner Caldwell - Mariana Minerals

2:30 PM - 3:00 PM: MAIN STAGE: Deploying America's Energy Dominance

- Keynote: Michael Kratsios, Director of the White House Office of Science and Technology Policy
- Closing remarks: Gov. Spencer Cox

3:00 PM - 4:00 PM: Closing reception

Questions? Reach out to [REDACTED] abundance.institute.

Unsubscribe from just these updates [here](#). We ask though that if you are planning to attend either event that you do not unsubscribe so that we can send you important updates.



To unsubscribe from all our emails, click [here](#)