Pure white materials are permitted for copy and logo portions of the sign, but are prohibited for any other portion of the sign. Sign backgrounds shall be made of completely opaque material. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighting for signs must have stationary and constant lighting. Electronic Message signs and Variable Message Signs are prohibited, except for traffic control message signs as described in Section D(5) above, and informational signs related to parking or operational signs within ET Zones.

1. Externally Illuminated Signs:
    a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads, or into the night sky.
    b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within a reasonable distance of the top of a building-mounted sign as determined by the size and location of the sign) and directed downward, including free-standing monument-style signs.
2. Standards for Internally-Illuminated Signs – Lighting is visible on both sides of the sign:
    a. Only sign copy areas and logos may be illuminated on an internally-illuminated sign.
    b. Internally-illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-copy portions of the sign (e.g., background and graphics) shall be made of completely opaque materials.
3. Standards for Back-Lit Signs – Only one side of the Sign is lit:
    a. Back-lit signs shall be designed such that the light source is not visible.
    b. Back-lit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the back-lighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around the sign copy are allowed.
4. Landscape Lighting

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

J. Permitting

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

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

MIDA Stratos Project Area Lighting Zone Map

Lighting Zone (LZ) Guidelines

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

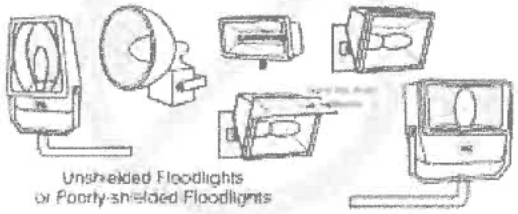
and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.
LZ4: High Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

Full Cut-off Fixture Examples

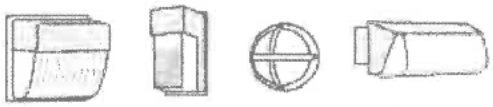
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

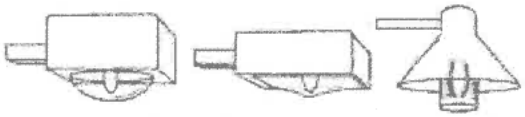
Fixtures that produce glare and light trespass



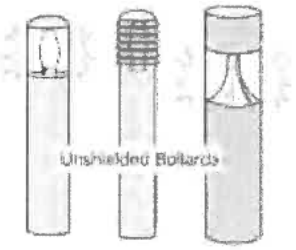
Unshielded Floodlights or Poorly-shielded Floodlights



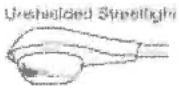
Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



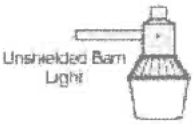
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



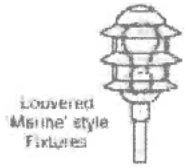
Unshielded Bollards



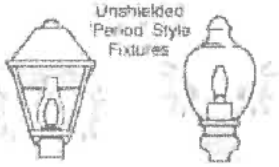
Unshielded Streetlight



Unshielded Barn Light



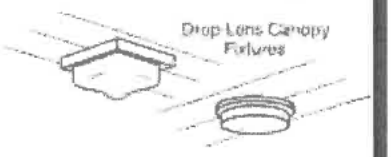
Louvered 'Marine' style Fixtures



Unshielded 'Period' Style Fixtures



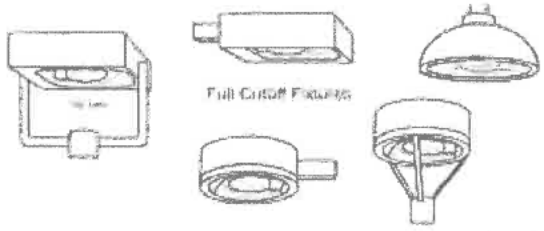
Unshielded PAR Floodlights



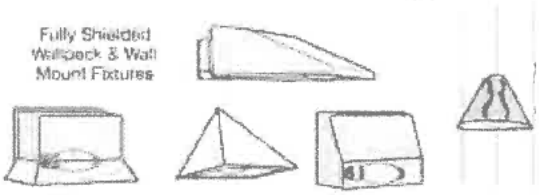
Drop-Lens Canopy Fixtures

Acceptable

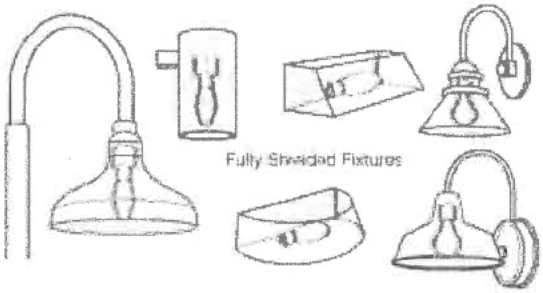
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



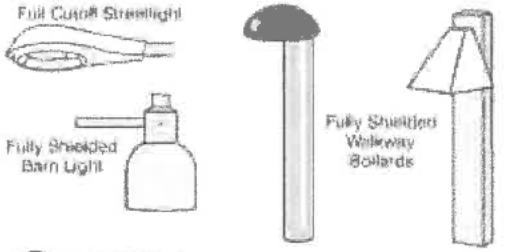
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



Fully Shielded Fixtures



Full Cutoff Streetlight

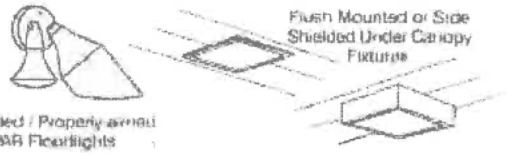
Fully Shielded Barn Light

Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

Fully Shielded 'Period' Style Fixtures



Shielded / Properly aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures

Lighting Zone Tables

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

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

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

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

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

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

Table B – Lumen Allowances, in Addition to Base Allowance

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

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

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

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

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

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

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

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

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

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

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

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

Table D – Performance Method Allowed Total Initial Site Lumens

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

May be used for any project.

Table E – Performance Method Additional Initial Luminaire Lumen Allowances

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

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

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

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

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

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

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

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

Table G – Residential Lighting Limits

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

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

CHAPTER FIVE — SIGNAGE

5.01 Signage Purpose and Intent

The purpose of this section is to regulate signage within the Project Area in a manner that supports wayfinding and operational identification while maintaining public safety and visual order. Signage standards are intended to accommodate uses within the ET and MU Zones.

5.02 Definitions

For purposes of this Chapter, common sign terminology shall follow standard planning and engineering definitions including monument sign, wall sign, wayfinding sign, directional sign, and temporary construction sign.

5.03 Permitted Signs

A. The following signs are permitted subject to Site Plan approval:

1. Monument signs identifying campuses, major facilities and commercial facilitites
2. Wall signs mounted to buildings
3. Wayfinding and directional signage
4. Security and operational signage
5. Temporary construction signage

5.04 Sign Construction Standards

All permanent signs shall be constructed of durable materials and designed to withstand environmental exposure typical for the area and its surrounding uses.

5.05 Maintenance

All signs shall be maintained in safe condition and good repair. Damaged or deteriorated signs shall be repaired or removed.

5.06 Signs Not to Constitute a Traffic Hazard

Signs shall not obstruct visibility at intersections or create confusion with traffic control devices.

5.07 Prohibited Signs

B. The following signs are prohibited:

1. Signs creating traffic hazards or distract drivers
2. Flashing or strobe lighting unrelated to operational safety
3. Signs obstructing required sight distance at intersections or curves
4. Pole signs

5.08 Sign Approval

All permanent signage shall be reviewed as part of the Site Plan approval process.

CHAPTER SIX - ROADWAY DESIGN STANDARDS

6.01 Purpose

This Chapter establishes roadway design standards necessary to support the land uses within the Project Area.

6.02 Definitions

Roadway terminology shall follow accepted transportation engineering definitions, with deference to those found in the AASHTO and UDOT standards.

6.03 General Standards

A. All roadway design shall conform to the following as applicable:

1. American Association of State Highway and Transportation Officials ("AASHTO") Green Book on Roadway Geometry
2. Utah Department of Transportation ("UDOT") standard specifications and details.
3. MUTCD (11th Edition, Rev. 1, December 2025 or subsequent edition) traffic control.
4. Americans with Disabilities Act Standards + Public Right of Way Accessibility Guidelines ("PROWAG").
5. Utah State Fire Code fire apparatus access and water supply.

6.04 Roadway Design

Roadway design shall be in compliance with the AASHTO Green Book of Roadway Geometry and the UDOT Standard Specification and Details.

6.05 Emergency Access

Landowners shall provide for the emergency access routes to be maintained throughout the Project Area.

6.06 Heavy Haul Route Design Standards

Certain facilities within the Project Area may require transportation of oversized or extremely heavy equipment including turbines, transformers, generators, reactor modules, or other large industrial components. Designated routes shall be built to accommodate delivery of oversized equipment including turbines, transformers, and other large industrial components. In addition to the minimum standards set forth in Section 4.17 of these Standards, the following standards shall apply:

A. Designation of Heavy Haul Routes. The MDP shall identify proposed roadways as Heavy Haul Routes intended to accommodate oversized industrial equipment.
B. Roadway Design Criteria. Heavy haul routes shall be designed to accommodate specialized transportation equipment including multi-axle transport vehicles and large component deliveries.
C. Turning Radii. Intersections located along designated heavy haul routes shall provide adequate turning radii to accommodate oversized equipment transport vehicles.
D. Structural Capacity. Pavement sections, bridges, and roadway structures located along heavy haul routes shall be designed to support heavy industrial loads associated with the transportation of major energy infrastructure components.
E. Vertical Clearance. Adequate vertical clearance shall be provided along heavy haul routes to accommodate large equipment transport vehicles and loads.

CHAPTER SEVEN - UTILITY DESIGN STANDARDS

7.01 Energy Interconnection Infrastructure

Facilities requiring electrical interconnection shall coordinate with regional transmission providers.

7.02 Fire Flow Requirements

In the ET Zone, industrial fire protection systems shall be designed to provide adequate fire flow for large industrial facilities including Hyperscale Data Centers, substations, and Energy Generation Facilities.

Facility	Fire Flow
Hyperscale Data Center	6,000–8,000 gpm
Energy Generation Facilites	8,000–12,000 gpm

7.03 Water System, Treatment, Discharge and Release Control

A. Required Design Documents

1. Project Area-wide water balance (raw, potable, process, cooling, wastewater, stormwater, fire demand).
2. Treatment plant basis-of-design (influent/effluent, peaking factors, redundancy, residuals).
3. Hydraulic model for potable and fire-water systems.
4. Source development package (PER, water quality, yield, source protection).
5. Wastewater disposal/reuse decision tree.

B. Permit and Approval Matrix - Water

Permit / Approval	**Trigger**	**Agency**	**Phase**
Drinking Water Plan Approval	New public water system or major modification	Utah Division of Drinking Water	Pre-construction
Drinking Water Operating Permit	Before facility operation	Utah Division of Drinking Water	Pre-operations
New Source Approval / Source Protection	Wells, springs, or treatment sources	Utah Division of Drinking Water	Early development
UPDES Permit	Point-source or qualifying stormwater discharge	Utah DWQ	Pre-construction / pre-operations
Groundwater Discharge Permit	Discharge to ground water (ponds, land application)	Utah DWQ	Pre-construction

Construction Stormwater Permit	≥1 acre disturbance	Utah DWQ	Pre-earthwork
401 Water Quality Certification	Federal permit with water-quality nexus	Utah DWQ	Before federal authorization
Section 404 Permit	Dredged/fill material into waters of the U.S.	USACE	Before in-water work

C. Water Treatment and Discharge Design Principles

1. Single Project Area water quality manual.
2. Treatment trains selected against Utah standards and permit limits.
3. Release strategy for every liquid stream.
4. Emergency storage, power resilience, and alarmed diversion.
5. Operator certification and reporting requirements defined prior to mechanical completion.

CHAPTER EIGHT - ET ZONE ENERGY INFRASTRUCTURE STANDARDS

8.01 Energy Generation Facilities, Fuel Systems, Substations, and Electrical Distribution, Hyperscale Data Centers

The following standards, as applicable, apply to Energy Generation Facilities, fuel systems, substations, Hyperscale Data Centers and electrical distribution facilities

A. Core Standards

1. Utah State Construction Code
2. Utah State Fire Code
3. NESC 2023 (utility-style).
4. NFPA 70E, 110, 855, 2001.
5. ASME B31.8 (gas piping).
6. API 650 (oil storage).

8.02 Permit Matrix

The following non MIDA permits may be required, as applicable, prior to the issuance of a Letter of Completion is issued by MIDA

Permit / Control	**Primary Authority**	**Key Trigger**
Utah NSR Approval Order	Utah DAQ	≥5 tpy criteria pollutants or HAP thresholds
Title V Operating Permit	Utah DAQ	Major source
Federal Turbine NSPS/NESHAP	EPA + DAQ	Construction date & unit type
SPCC Plan	EPA	Oil storage thresholds
RMP / PSM Screening	EPA / OSHA	Regulated substances
Interconnection / NERC	Utility / NERC	BES applicability

8.03 Required Studies

A. Generation heat-balance and emissions inventory.

B. Full electrical system studies (load flow, short-circuit, arc-flash, coordination).

C. Fuel-system and process-safety documentation, energy generation facilities.

CHAPTER NINE — ET ZONE/DATA CENTER CAMPUS PHASING AND INFRASTRUCTURE COORDINATION

9.01 Purpose

The purpose of this Chapter is to establish standards governing the phased development of infrastructure, Energy Generation Facilities, Data Center Campuses, Advanced Manufacturing,

and associated industrial uses within the ET ZONE. These provisions are intended to ensure that development occurs in an orderly manner and that infrastructure capacity, public safety, and operational reliability are maintained as the Energy Campus expands over time.

9.02 Development Phasing

Development within the Project Area may occur in multiple phases consistent with an approved MDP. Phasing shall be structured to ensure that necessary infrastructure systems are constructed in coordination with each phase of development.

Each phase of development shall demonstrate that:

A. Adequate infrastructure capacity exists to support the proposed phase;
B. Required utility systems and transportation infrastructure will be available prior to operation; and
C. Construction activities will not impair the safe operation of existing facilities.

9.03 Infrastructure Sequencing

Infrastructure systems including roads, utilities, Transmission Infrastructure, and Cooling Water Systems shall be constructed in a sequence that supports the orderly expansion of the Energy Campus.

The Executive Director may require an infrastructure sequencing plan demonstrating the timing and coordination of major infrastructure improvements associated with each phase of development.

9.04 Grid Interconnection Coordination

Energy Generation Facilities, energy storage facilities, and large electrical loads such as Hyperscale Data Centers mayl coordinate electrical interconnection with the applicable regional transmission provider or electrical utility.

Applicants proposing facilities requiring electrical interconnection provide a Grid Interconnection Study that demonstrates that interconnection studies, agreements, or approvals required by the applicable transmission operator have been initiated or obtained prior to construction of such facilities.

9.05 Shared Infrastructure Systems

Where feasible, development shall utilize shared infrastructure systems including utility corridors, Cooling Water Systems, and transportation infrastructure to improve efficiency and reduce redundant infrastructure construction.

Shared infrastructure may include:

A. Electrical Transmission Infrastructure
B. Substations or switching yards
C. Cooling water supply and return systems
D. Telecommunications infrastructure
E. Heavy haul transportation routes

9.06 Infrastructure Capacity and Expansion

Applicants proposing development phases that significantly increase infrastructure demand shall demonstrate that existing infrastructure systems have sufficient capacity or that infrastructure upgrades will be constructed to accommodate the proposed demand.

Infrastructure improvements necessary to support development phases may be constructed by developers, public entities, or through coordinated infrastructure financing mechanisms authorized under the MIDA Act.

9.07 Coordination with Public Agencies and Utilities

Development phases requiring connection to regional infrastructure systems shall coordinate with applicable public agencies, utilities, and infrastructure providers.

The Executive Director may require documentation demonstrating coordination with applicable utility providers, transmission operators, or infrastructure authorities where necessary to ensure safe and reliable operation of infrastructure systems.

9.08 Construction Coordination

Construction activities associated with development phases shall be coordinated to avoid interference with the operation of existing energy facilities, data center campuses, or critical infrastructure.

The Executive Director may require construction management plans identifying staging areas, heavy haul routes, and coordination procedures for major infrastructure construction.

9.09 Modification of Phasing Plans

Approved development phasing plans may be modified upon approval of the Executive Director, provided that such modifications do not adversely affect infrastructure capacity, operational safety, or compliance with the approved MDP.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-08

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING A MASTER DEVELOPMENT AGREEMENT WITH O'LEARY DIGITAL UTAH DEVELOPMENT COMPANY, LLC, FOR THE DEVELOPMENT OF THE PRIVATE PROPERTY LOCATED WITHIN THE STRATOS PROJECT AREA IN BOX ELDER COUNTY.

WHEREAS, pursuant to Utah Code Ann. Section 63H-1-101, et seq., as amended (the "MIDA Act"), MIDA is "independent, nonprofit, separate body corporate and politic, with perpetual succession and statewide jurisdiction, whose purpose is to facilitate the development of land within a project area or on military land associated with a project area;" and

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

WHEREAS, upon its effective date and time, the Stratos Project Area in Box Elder County will include, among other real property, private property that will be developed and which will further MIDA's mission and will support military objectives in the State of Utah and nationally; and

WHEREAS, upon the effective date and time of the Stratos Project Area Plan, MIDA and Box Elder County intend to enter into the Stratos Interlocal Cooperation Agreement with Box Elder County (the "Interlocal Agreement"), with an effective date of April 24, 2026, following all requirements of the MIDA Act and the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 *et seq*;, and

WHEREAS, pursuant to the terms of the Interlocal Agreement, MIDA and Wasatch County agree that the property within the Stratos Project Area in Box Elder County is subject to MIDA's land use authority and is therefore regulated pursuant to the Stratos Development Standards and Guidelines adopted by MIDA in Resolution 2026-7; and

WHEREAS, O'Leary Digital Utah Development Company, LLC, or an affiliate, is expected to hold legal title to Phase 1 of the private property located within the Stratos Project Area, as described in the Development Agreement, in unincorporated Box Elder County (the "Private Property"), and is the "Master Developer" that will lead the

development of the Private Property; and

WHEREAS, pursuant to terms of the Stratos Development Standards, MIDA and the Master Developer have prepared a Stratos Master Development Agreement and desire to enter into this agreement to memorialize conditions and agreements between the parties, to help clarify the future development review and approval process for the Private Property being developed by the Master Developer, and to ensure that the Master Developer may proceed with development of the Private Property in accordance with the terms of the Development Agreement and the Stratos Development Standards and Guidelines; and

WHEREAS, the MIDA Board does hereby find that by entering into the Stratos Master Development Agreement, it will further MIDA's mission to promote the development of land within the Stratos Project Area, to further MIDA's military support mission and to support both state and federal military projects and objectives.

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

That the Stratos Master Development Agreement is approved in substantially final form with such changes as MIDA's Executive Director deems necessary or appropriate and in keeping with the general intent of the Agreement, and once finalized, the Executive Director is authorized to execute the Agreement on behalf of MIDA.

BE IT FURTHER RESOLVED THAT the Strato Master Development Agreement shall only become effective on or after both the date that the Private Property is acquired by O'Leary Digital Utah Development Company, LLC or its affiliate company, and after the effective date of the Stratos Project Area Plan.

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

Military Installation Development Authority

_____

J. Stuart Adams, Chair

Attest:

_____

MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

ORDINANCE 2026-01

AN ORDINANCE OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") LEVYING A MUNICIPAL ENERGY SALES AND USE TAX IN THE STRATOS PROJECT AREA

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

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

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

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

1. The attached ordinance Title 8 Taxation for the Stratos Project Area, Chapter 1 is hereby adopted and shall be effective on the date identified in the chapter.

2. The Executive Director is authorized to make such changes and enter into such agreements as necessary to have the Utah State Tax Commission collect and remit the taxes.

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

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Staff

TITLE 8: TAXATION FOR THE STRATOS PROJECT AREA

CHAPTER 1: MUNICIPAL ENERGY SALES AND USE TAX

8-1-101 Short Title

This Chapter shall be known as the "Stratos Project Area Municipal Energy Sales and Use Tax" or "Stratos Project Area Municipal Energy Tax."

8-1-102 Purpose

It is the purpose of this Chapter to conform the Municipal Energy Tax to the requirements of the municipal energy sales and use tax law of the State of Utah, Part 3 of Chapter 1 of Title 10, Utah Code Annotated, 1953, as currently amended ("Utah Code").

8-1-103 Definitions

(1) "Commission" means the State Tax Commission.

(2) "Consumer" means a person who acquires Taxable Energy for any use that is subject to the Municipal Energy Tax.

(3) "Contractual Franchise Fee" means:

(a) A fee:

(i) provided for in a franchise agreement, and

(ii) that is consideration for the franchise agreement; or

(b)

(i) a fee similar to Subsection (3)(a); or

(ii) any combination of Subsection (3)(a) and (b).

(4)

(a) "Delivered Value" means the fair market value of the Taxable Energy delivered for sale or use in the Project Area and includes:

(i) the value of the energy itself; and

(ii) any transportation, freight, customer demand charges, service charges, or other costs typically incurred in providing Taxable Energy in usable form to each class of customer in the Project Area.

(b) "Delivered Value" does not include the amount of a tax paid under:

(i) Title 59, Chapter 12, Sales and Use Tax Act of the Utah Code;

(ii) this Chapter.

(5) "Energy Supplier" means a person supplying taxable energy, except for persons supplying a de minimis amount of taxable energy, if such persons are excluded by rule promulgated by the Commission.

(6) "Franchise Agreement" means a franchise or an ordinance, contract, or agreement granting a franchise.

(7) "Franchise Tax" means:

(a) a franchise tax;

(b) a tax similar to a franchise tax; or

(c) any combination of Subsections (7)(a) and (b).

(8) "Person" is as defined in Utah Code Section 59-12-102.

(9) "Taxable Energy" means gas and electricity.

8-1-104 Municipal Energy Sales and Use Tax Imposed

(1) There is hereby levied a tax on every sale or use of Taxable Energy made within the Stratos Project Area at a rate of one-half percent (0.50%) of the Delivered Value of the Taxable Energy.

(2) The tax shall be calculated on the Delivered Value of the Taxable Energy to the Consumer.

(3) The tax shall be in addition to any sales or use tax on Taxable Energy imposed by any other governmental entity as authorized by Title 59, Chapter 12, Sales and Use Tax Act of the Utah Code.

8-1-105 Exemptions from the Municipal Energy Tax

(1) An exemption is not allowed from the tax for the sale or use of Taxable Energy that is exempt from the state sales and use tax under Title 59, Chapter 12, Part 1, Tax Collection, except that the following are exempt from the tax:

(a) the sales and use of aviation fuel, motor fuel, and special fuels subject to taxation under Title 59, Chapter 13, Motor and Special Fuel Tax Act of the Utah Code;

(b) the sales and use of Taxable Energy that is exempt from taxation under federal law, the Constitution of the United States or the Utah Constitution;

(c) the sales and use of Taxable Energy purchased or stored for resale;

(d) the sales or use of Taxable Energy to a Person, if the primary use is for use in compounding or producing Taxable Energy or a fuel subject to taxation under Title 59, Chapter 13, Motor and Special Fuel Tax Act of the Utah Code;

(e) Taxable Energy brought into the state by a nonresident for the nonresident's own personal use or enjoyment while within the state, except Taxable Energy purchased for use in the state by a nonresident living or working in the state at the time of purchase;

(f) the sales or use of Taxable Energy for any purpose other than as a fuel or energy; and

(g) the sale of Taxable Energy for use outside the boundaries of the Project Area.

(2) The following exemption also applies:

(a) except as provided in Subsection (2)(b), the sale, storage, use, or other consumption of Taxable Energy is exempt from the tax if the Delivered Value of the Taxable Energy has been subject to a municipal energy sales or use tax levied by another municipality within the state; and

(b) MIDA is paid the difference between the tax paid to the other municipality and the tax that would otherwise be due under this Chapter, if the tax due under this Chapter exceeds the tax paid to the other municipality.

8-1-106 Credit for Franchise Fees

(1) There is a credit against the tax due from any Consumer in the amount of a Contractual Franchise Fee paid if:

(a) an Energy Supplier pays a Contractual Franchise Fee to a municipality pursuant to a franchise agreement in effect on July 1, 1997;

(b) the Contractual Franchise Fee is passed through by the Energy Supplier to a taxpayer as a separately itemized charge; and

(c) the Energy Supplier has accepted the franchise.

8-1-107 Tax Collection Contract with State Tax Commission

(1) MIDA shall contract with the Commission to perform all functions incident to the administration and collection of the Municipal Energy Sales and Use Tax, in accordance with this Chapter. The Executive Director, or designee, is authorized to enter the contract with the Commission.

(2) An Energy Supplier shall pay the tax revenues collected from Consumers directly to MIDA monthly if:

(a) MIDA is the Energy Supplier; or

(b)

(i) the Energy Supplier estimates that the municipal energy sales and use tax collected annually from its Utah customers equals one million dollars ($1,000,000.00) or more, and

(ii) the Energy Supplier collects the municipal energy sales and use tax.

(3) An Energy Supplier paying the tax directly to MIDA may retain the percentage of the tax authorized under Utah Code Subsection 59-12-108(2) for the Energy Supplier's costs of collecting and remitting the tax.

(4) A Consumer shall pay the tax monthly directly to MIDA if its Energy Supplier is exempt from having to collect the tax and remit the revenue to the Commission or pay it directly to MIDA pursuant to Subsection (2).

8-1-108 Incorporation of Part 1, Chapter 12, Title 59, Utah Code, Including Amendments:

(1) Except insofar as they are inconsistent with the provisions of Utah Code Title 10, Chapter 1, Part 3, Municipal Energy Sales And Use Tax Act, and as required by Utah Code Section 10-1-305(2) all of the provisions of Utah Code Title 59, Chapter 12, Part 1, Tax Collection, insofar as they relate to sales and use taxes, excepting sections 59-12-101, 59-12-104 and 59-12-119 thereof, and excepting for the amount of the sales and use taxes levied therein, are hereby adopted and made a part of this Chapter as if fully set forth herein.

(2) Pursuant to Utah Code Section 10-1-305(2)(d) MIDA's name, as the taxing entity shall be substituted for that of the state when necessary for purposes Utah Code Title 10, Chapter 1, Part 3. Nothing in this subsection shall be deemed to require substitution of MIDA's name for the word "state" when that word is used as part of the title of the state tax commission, or of the constitution of Utah, nor shall MIDA's name be substituted for that of the state in any section when the result of such a substitution would require action to be taken by or against MIDA, rather than by or against the state tax commission in performing the functions incident to the administration or operation of this Chapter.

(3) Pursuant to Utah Code Section 10-1-305(6), this ordinance adopts by reference any amendments to the provisions of Utah Code Title 59, Chapter 12, part 1, Tax Collection, that relate to levying or collecting this tax.

8-1-109 No Additional License To Collect The Municipal Energy Sales And Use Tax Required; No Additional License Or Reporting Requirements:

No additional license to collect or report the tax is required by an Energy Supplier, provided the Energy Supplier collecting the tax has a license issued under Utah Code Section 59-12-106.

8-1-110 Effective Date of Tax Levy

This tax shall be levied beginning October 1, 2026.

8-1-111 Violation; Penalty

Any Person violating any of the provisions of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable as set forth in the Utah Code.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-9

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MIDA AND BOX ELDER COUNTY

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

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

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

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

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

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

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

1. The Interlocal Cooperation Agreement between MIDA and Box Elder County, in substantially the form attached hereto as Exhibit 1, is hereby approved.

2. The Executive Director, or designee, is hereby authorized and directed to execute and deliver the Agreement on behalf of MIDA, with such changes as the Executive Director deems necessary or appropriate and in keeping with the general intent of the

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

3. This Resolution shall become effective when the final Stratos Project Area Plan becomes effective.

4. Pursuant to §11-13-202.5 of the Interlocal Cooperation Act, the effective date of the Agreement shall be April 24, 2026, and a duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party.

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

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

_____

Morgan Nebeker
Records Officer

Interlocal Cooperation Agreement

between

Military Installation Development Authority

and

Box Elder County

This Interlocal Cooperation Agreement (this "**Agreement**") is made and entered into as of April 24, 2026 (the "**Effective Date**"), by and between the Military Installation Development Authority ("**MIDA**"), a public corporation and political subdivision of the State of Utah, and Box Elder County (the "**County**"), a county of the State of Utah ("**State**"). Individually, each may be referred to as a "**Party**", and collectively, as the "**Parties**".

BACKGROUND

WHEREAS, as of the Effective Date, MIDA created the Stratos Project Area ("**Project Area**") that includes non-military land ("**Private Land**") and military and state-owned land ("**Project Area Military Land**"); both located in the unincorporated area of Box Elder County and other military land associated with the Project Area located throughout the State ("**Associated Military Land**"; collectively Project Area Military Land and Associated Military Land are "**Military Land**"). The Project Area is depicted in Exhibit A attached hereto and incorporated by reference, including any future land that may be added thereto;

WHEREAS, the creation and operation of the Project Area is governed by Chapter 1, Title 63H Utah Code annotated 1953, as amended ("**MIDA Act**"), and the Parties may enter into a cooperative agreement, including revenue sharing, pursuant to Chapter 13, Title 11 Utah Code annotated 1953, as amended ("**Interlocal Cooperation Act**");

WHEREAS, as of the Effective Date, the County and the landowners have consented to the inclusion of the Private Land, as required by the MIDA Act;

WHEREAS, the Private Land is being developed by O'Leary Digital Limited and West-Genco ("**Master Developer**") for: (i) multi-gigawatt energy storage and generation ("**Energy Generation Facility**"), (ii) hyperscale data centers ("**Data Center Campus**"), (iii) advanced manufacturing, (iv) mixed-use residential and commercial to support the development, (v) continued ranching, grazing, and farming on the land not needed for development, and (vi) related uses, improvements and infrastructure (Energy Generation Facility and Data Center Campus are collectively a "**Compute Complex**" and collectively, (i) through (vi) are the "**Development Project**"). The Master Developer is branding and marketing the Development Project nationally and internationally as "**Wonder Valley**";

WHEREAS, MIDA's involvement in the Development Project is because of the significant national security and military benefits and the unique tools provided by the MIDA Act to make such complex and large projects competitive and financially viable while ensuring that the County is not financially burdened by the Development Project and receives significant ongoing funding;

WHEREAS, pursuant to the MIDA Act, MIDA will receive various sources of funding from the Development Project that will be used: (i) to benefit the Military Land, (ii) to provide funding to the State, (iii) by the Master Developer to reinvest into the Development Project to pay for, among other things, the costs of public infrastructure and improvements, and, (iii) to provide funding to the County on an annual,

ongoing basis, that it may use as it best determines to provide services, including providing some funding to the school district ("**County Revenue**");

WHEREAS, the first area of the Private Land the Master Developer intends to develop is in Hansel Valley and within Hansel Valley a Compute Complex ("**Wonder Valley in Salt Wells**"). Because of the highly selective national competition to locate a Compute Complex and its unique requirements, any Compute Complex will be required to obtain a letter of completion when constructed which subjects it to the annual in-lieu tax payments described in §63H-1-501(4) of the MIDA Act ("**LOC Payments**"). The LOC Payments from any Compute Complex will be used to construct the public infrastructure and improvements, benefit the military and on Military Land; and make payments to the State pursuant to §63H-1-201(3)(z) of the MIDA Act. In addition, MIDA will receive local sales taxes and may levy other taxes, including a municipal energy tax, the proceeds of which will be source of the County Revenue, as provided in this Agreement;

WHEREAS, the Master Developer has acknowledged that there will be impacts on the County when construction on Wonder Valley in Salt Wells begins but prior to the start of County Revenue cashflow and consequently, the Master Developer will make three (3) annual equal upfront payments beginning with the first building permit issued that MIDA will pay to the County as provided in this Agreement ("**Upfront Payments**"); and

WHEREAS, entering into this Agreement is consistent with the County's policy of promoting development only in municipal boundaries because under the MIDA Act, MIDA has "exclusive police power within a project area to the same extent as though the authority were a municipality" ("**MIDA Police Powers**") and, as provided in this Agreement, MIDA will closely coordinate with the County's designated representatives through the administrative development process.

NOW, THEREFORE, in consideration of the Background and the mutual covenants made under the Terms and Conditions, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

TERMS AND CONDITIONS

1. TERM. This Agreement shall commence on the Effective Date and shall continue for fifty (50) years. The Parties agree that neither expiration nor termination of this Agreement shall affect the boundaries of the Project Area.

2. PROJECT AREA. MIDA created the Project Area that includes the Private Land and is associated with the Military Land, as depicted in Exhibit A. MIDA cannot add any additional non-military land to the Project Area without both the consent of the County and the applicable landowner(s).

3. POLICE POWERS.

    a. Pursuant to the MIDA Act, MIDA has the exclusive right and obligation to exercise the MIDA Police Powers over the Private Land and the County has no obligation to provide such services except as provided in Section 4. MIDA will adopt standards and guidelines that provide the land use regulations for the Development Project ("**Standards**").

    b. MIDA shall create a development review committee ("**DRC**") that is delegated the authority to provide all land use administrative approvals, including site plans and subdivisions. The DRC shall consist of seven (7) members. One member shall be the MIDA Executive Director (or the Director's designee) who shall chair the DRC. The other

six (6) members shall be recommended to the MIDA Board by the County and shall be people who have technical expertise in land use and development, including planning, public works, utilities, fire service, and municipal and county services. If the County has not recommended a name to be appointed to the DRC within thirty (30) days of the Effective Date for the initial members, or within thirty (30) days of any vacancy, then the MIDA Board may appoint someone else to serve so that it may fulfill its obligations to review and approve applications. The members serve at the pleasure of the MIDA Board and if anyone recommended is not appointed or any member is removed, the Board shall give the County the opportunity to suggest another name before appointing another person.

4. SERVICES PROVIDED BY THE COUNTY.

a. Pursuant to §63H-1-201(3)(q) of the MIDA Act, for any Private Land, the County shall provide normal and customary municipal and county services at the level it currently provides, or in the future provides, to the same extent as it provides to other unincorporated land within the County. These types of services include, but are not limited to, public safety and emergency services, snow removal on County owned roads, maintenance of County owned roads and other County owned rights-of-way, animal control, flood control of public properties, courts and prosecution and health department services ("**Municipal Service(s)**").

b. The County is not obligated to provide any Municipal Services to the Private Land which the County does not provide to other areas within the unincorporated County. Further, the Master Developer is obligated to provide all needed infrastructure and improvements for the Development Project to function and dedicate the applicable infrastructure and improvements to the appropriate governmental entity or utility that operates the particular infrastructure and improvements.

c. Municipal Services does not include government approvals or services for which a government permit or inspection is required, and a corresponding fee is charged by the governmental entity under applicable ordinances to pay for the service provided, including road grading permits and inspections; land use approvals, building permits, inspections, letters of completion, and certificates of occupancy; and, business licenses (**"Permitting and Inspection Services"**). MIDA has the responsibility to provide for Permitting and Inspection Services. Utah law provides that fees charged for Permitting and Inspection Services shall be reasonably commensurate to the cost to provide the service. MIDA may, in its sole discretion, contract with a third party to provide some or all of the Permitting and Inspection Services.

d. The Parties acknowledge and agree that certain services may be best provided by separate service districts created by the County or a public infrastructure district created by MIDA (each a distinct legal entity and an incorporated area of the State of Utah, a "**Service District**"). The Parties shall work together in determining if a Municipal Service is better provided by a Service District and how it would be funded (e.g. a new sewer system that will be created to support the Development Project).

e. MIDA may, but has no obligation to, provide one or more Municipal Services to the Private Land, including the assistance with construction of Energy Generation Facilities, as described in Section 5(b). However, MIDA's decision to provide any Municipal Service does not obligate the County to pay for or provide that Municipal Service.

f. For the Private Land which receives Municipal Services by the County, the County's rules, ordinances and regulations applicable to the provision of such Municipal Services shall be those rules, ordinances and regulations adopted by the County and in effect as of the Effective Date hereof or hereafter adopted, amended or otherwise modified. MIDA shall take all necessary actions to formally adopt such rules, ordinances and regulations as the applicable regulations for the Private Land to the extent required by the MIDA Act. The County shall not discriminate with respect to the provision of Municipal Services to the property, businesses, or residents of the Private Land but shall provide the Municipal Services in substantially the same manner and to the same extent that the County provides such Municipal Services to the balance of the unincorporated area of the County.

g. The County shall be paid to provide the Municipal Services as provided in Section 5.

h. The County shall indemnify, release, and hold MIDA and its agents, representatives, directors, employees, and officers, harmless from any and all claims, damages, suits, fees, liabilities, and attorney's fees of whatever nature (collectively, "**Claims**"), which may arise from or are related to the County's control or the County's provision of the Municipal Services, but only to the extent that the County would have liability for such Claims absent the existence of MIDA.

5. COUNTY REVENUE.

a. Pursuant to the MIDA Act, MIDA will receive tax revenue from the following sources, and such tax revenue shall be immediately allocated into a designated fund to pay for the Municipal Services (the "**Municipal Services Revenue**"):

i. A municipal energy sales and use tax ("**MET**");

ii. A telecommunications license tax;

iii. A transient room tax;

iv. The point-of-sale portion of the local option sales tax MIDA receives as described in §63H-1-102(15)(b) ("**POS Sales Tax**"); and

v. The dedicated tax collections (as defined in §63H-1-102(4) of the MIDA Act) which is the 25% portion of the property tax allocation paid to MIDA for Municipal Services. This is collected from all of the Private Land, except any Compute Complex (which pays the LOC Payments).

b. A portion of the MET shall be paid to the County for its provision of Municipal Services ("**County MET**"), as provided in Subsection 5(c). MIDA may increase the MET percentage above the County MET requirement to assist in the construction of Energy Generation Facilities, as a Municipal Service provided by MIDA.

c. Based on current estimates, the first phase of Wonder Basin will generate approximately 3 gigawatts of energy, and the County would receive approximately $30 million annually ("**Energy First Phase**") and when fully built out at a capacity of approximately 9 gigawatts, approximately $100 million annually ("**Energy Build Out**"). The annual payment to the County shall be reduced for the first three (3) years by the Upfront Payments made pursuant to Subsection (5)(f). These estimates are based on the various sales taxes

imposed on the sale of energy from Wonder Valley in Salt Wells, specifically: (i) the County's portion of the local option sales tax; (ii) the County option sales tax; (iii) the POS Sales Tax; and, (iv) the MET imposed by MIDA. Because these are only estimates and the County is relying on receiving these amounts as an inducement to enter into this Agreement, MIDA agrees that it will adjust the County MET applicable to Wonder Basin, as needed, to ensure that the County receives a minimum of $30 million annually from the Energy First Phase and $108 million annually from the Energy Build Out.

d. For providing the Municipal Services to the Private Land, MIDA shall remit all of the Municipal Services Revenue to the County within thirty (30) days of receipt of the funds.

e. The County shall use the funds to provide the Municipal Services to the Private Land in accordance with Section 4(a) above. Pursuant to §63H-1-503(2) of the MIDA Act, any remaining Municipal Services Revenue may be used by County, as it, in its sole discretion determines, for any purpose so long as such purpose is allowed under applicable law ("**Remaining Funds**"); provided, however that the County is obligated to coordinate directly with Box Elder School District to determine an appropriate portion of such Remaining Funds to be allocated to Box Elder School District. The County does not need to account to MIDA on its determination as to how much of the Municipal Services Revenue is used to provide the required Municipal Services and how much is part of the Remaining Funds.

f. The Master Developer has agreed to make three annual Upfront Payments of $5,400,000.00 per year. The first payment will be paid by MIDA to the County within thirty (30) days of the issuance of the first building permit for any construction of Wonder Valley in Salt Wells. The second payment is due one (1) year after the first payment and the third and final payment is due one (1) year after the second payment. The County may use this payment for any purposes it deems appropriate to mitigate the initial impacts of construction prior to the start of Municipal Services Revenue being paid to the County.

6. REMEDIES. Before either Party brings any legal action to enforce any provision of this Agreement, the Parties shall submit to nonbinding mediation conducted by a mutually agreed-upon mediator (or, if the Parties cannot agree within fifteen (15) days, a mediator appointed by the American Arbitration Association), the costs of which are equally shared by the Parties. The mediation process shall be completed within sixty (60) days of the written demand for mediation unless the Parties mutually agree to an extension.

7. NO SEPARATE ENTITY CREATED. No separate legal entity is created by the terms of this Agreement. There shall be no real or personal property jointly acquired by the Parties as a result of this Agreement.

8. NO THIRD-PARTY BENEFICIARIES. This Agreement and the covenants, promises, obligations and responsibilities contained herein are intended solely to establish the obligations and benefits of the respective Parties hereto. No third-party may enforce the terms of this Agreement or rely on this Agreement in any action against either of the Parties.

9. PARTIES AS GOVERNMENTAL ENTITIES. Both Parties are governmental entities subject to the provisions of the Utah Governmental Immunity Act and the substantive and procedural protections thereof. By execution of this Agreement, neither Party waives any of the substantive or procedural defenses or protections of the Act including specifically without reservation the limitations on actions and the limitations on judgments contained therein.

10. GENERAL INDEMNITY. Subject to the provisions of this Section, each Party agrees to indemnify, release, hold harmless and defend the other Party hereto from all claims, damages, liabilities, and judgments for injury to persons, loss of life, or damage to property occurring because of the negligent acts or omissions of the indemnifying Party, its officers, or employees in connection with this Agreement.

11. INTERLOCAL ACT REQUIREMENTS.

    a. This Agreement shall be authorized by resolution or ordinance of the legislative body of each Party, pursuant to §11-13-202.5(1)(b) of the Interlocal Cooperation Act;

    b. The resolution or ordinance of a Party's legislative body approving this Agreement shall specify the effective date of this Agreement, pursuant to §11-13-202.5(2) of the Interlocal Cooperation Act; and

    c. A duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party pursuant to §11-13-209 of the Interlocal Cooperation Act.

12. CONTRACT REPRESENTATIVE. Each Party agrees to designate a contract representative responsible for matters involving contract interpretation and performance during the term of the Agreement. The contract representatives shall be:

    a. For MIDA, the Executive Director or the Executive Director's designee.

    b. For the County, the County Commission Chair or the Chair's designee.

    c. The Parties agree to provide notice to the other Party of any change in designated contract representative prior to the effective date of the transfer of responsibilities.

13. NOTICE. Whenever a Party is required to give notice under this Agreement, it shall be given in writing by depositing it, postage pre-paid, with the U.S. Postal Service addressed to the other Party as follows:

    a. If to MIDA: Military Installation Development Authority
    Attention: Executive Director
    450 Simmons Way, No. 400
    Kaysville, UT 84037-6722

    With a copy to: Military Installation Development Authority
    Attention: General Counsel
    [_____]
    Attn: [_____]
    [_____]
    [_____]

    b. If to the County: [_____]

    Attn: [_____]
    [_____]
    [_____]

With a copy to: [_____]
Attn: [_____]
[_____]
[_____]

The Parties may change the person or address where notice is given by providing written notice to the other Party.

14. AMENDMENT. The terms of this Agreement may be modified or amended at any time through execution by the Parties of a written amendment hereto. Any amendment of the Agreement shall specify the changes hereto and the effective date(s) of the changes.

15. WHOLE AGREEMENT. This Agreement, including the Background section and Exhibit A (which is hereby incorporated herein by reference), contains the entire agreement between the Parties. All promises, representations, understandings, warranties, inducements and agreements with respect to the matters described in this Agreement have been expressed herein. In the event that any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect. Any terms not specifically defined herein but defined in the MIDA Act shall have the meanings set forth in the MIDA Act.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, the Parties have signed this Agreement effective as specified above.

Military Installation Development Authority

_____
Paul Morris
Executive Director

ATTEST:

_____
MIDA Staff

Approved as to Form:

_____
Attorney for MIDA

Box Elder County

_____
[_____]
[_____]

ATTEST:

_____
County Clerk

Approved as to Form:

_____
[_____]
County Attorney

Exhibit A

To

Interlocal Cooperation Agreement

Map of Project Area Located in Box Elder County

4. In compliance with § 63H-1-403, the Final Plan shall be available for general public inspection and a link to a copy of the Final Plan shall be made available on the MIDA website, https://midaut.org. Members of the public may also obtain a PDF copy of the Final Plan by submitting an email request to contact@midaut.org.

5. Upon the effective date and time of the Project Area Plan, MIDA's staff is directed to (i) publish this Resolution both in a newspaper of general circulation within or near the project area and in compliance with § 45-1-101 Utah Code Annotated 1953, as amended; and (ii) send notice, within 10 days of its effective date, of the Final Plan's adoption along with an accurate map or plat to the entities listed in § 63H-1-403(5) of the MIDA Act.

6. The Final Plan shall become effective at 7:00pm, MDT, April 24, 2026, if Box Elder County has provided its consent to the Project Area Plan prior to that date and time; or if such consent has not been granted at that date and time then at such date and time as Box Elder County grants such consent.

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

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

_____

Morgan Nebeker
MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-07

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE MIDA STRATOS PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES THAT WILL CONTROL THE DEVELOPMENT OF PROPERTY WITHIN THE BOX ELDER LOCATION OF THE STRATOS PROJECT AREA

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

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

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

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

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

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

PASSED and APPROVED this 24th day of April 2026.

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Records Officer

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-08

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING A MASTER DEVELOPMENT AGREEMENT WITH O'LEARY DIGITAL UTAH DEVELOPMENT COMPANY, LLC, FOR THE DEVELOPMENT OF THE PRIVATE PROPERTY LOCATED WITHIN THE STRATOS PROJECT AREA IN BOX ELDER COUNTY.

WHEREAS, pursuant to Utah Code Ann. Section 63H-1-101, et seq., as amended (the "MIDA Act"), MIDA is "independent, nonprofit, separate body corporate and politic, with perpetual succession and statewide jurisdiction, whose purpose is to facilitate the development of land within a project area or on military land associated with a project area;" and

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

WHEREAS, upon its effective date and time, the Stratos Project Area in Box Elder County will include, among other real property, private property that will be developed and which will further MIDA's mission and will support military objectives in the State of Utah and nationally; and

WHEREAS, upon the effective date and time of the Stratos Project Area Plan, MIDA and Box Elder County intend to enter into the Stratos Interlocal Cooperation Agreement with Box Elder County (the "Interlocal Agreement"), with an effective date of April 24, 2026, following all requirements of the MIDA Act and the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 *et seq*;, and

WHEREAS, pursuant to the terms of the Interlocal Agreement, MIDA and Wasatch County agree that the property within the Stratos Project Area in Box Elder County is subject to MIDA's land use authority and is therefore regulated pursuant to the Stratos Development Standards and Guidelines adopted by MIDA in Resolution 2026-7; and

WHEREAS, O'Leary Digital Utah Development Company, LLC, or an affiliate, is expected to hold legal title to the private property located within the Stratos Project Area in unincorporated Box Elder County (the "Private Property"), and is the "Master Developer" that will lead the development of the Private Property; and

WHEREAS, pursuant to terms of the Stratos Development Standards, MIDA and the Master Developer have prepared a Stratos Master Development Agreement and desire to enter into this agreement to memorialize conditions and agreements between the parties, to help clarify the future development review and approval process for the Private Property being developed by the Master Developer, and to ensure that the Master Developer may proceed with development of the Private Property in accordance with the terms of the Development Agreement and the Stratos

Development Standards and Guidelines; and

WHEREAS, the MIDA Board does hereby find that by entering into the Stratos Master Development Agreement, it will further MIDA's mission to promote the development of land within the Stratos Project Area, to further MIDA's military support mission and to support both state and federal military projects and objectives.

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

That the Stratos Master Development Agreement is approved in substantially final form with such changes as MIDA's Executive Director and MIDA Board Member Mike Ostermiller deem necessary or appropriate and in keeping with the general intent of the Agreement, and once finalized, the Executive Director is authorized to execute the Agreement on behalf of MIDA.

BE IT FURTHER RESOLVED THAT the Strato Master Development Agreement shall only become effective on or after both the date that the Private Property is acquired by O'Leary Digital Utah Development Company, LLC or its affiliate company, and after the effective date of the Stratos Project Area Plan.

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

Military Installation Development Authority

_____

J. Stuart Adams, Chair

Attest:

_____

MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

ORDINANCE 2026-01

AN ORDINANCE OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") LEVYING A MUNICIPAL ENERGY SALES AND USE TAX IN THE STRATOS PROJECT AREA

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

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

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

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

1. The attached ordinance Title 8 Taxation for the Stratos Project Area, Chapter 1 is hereby adopted and shall be effective on the date identified in the chapter.

2. The Executive Director is authorized to make such changes and enter into such agreements as necessary to have the Utah State Tax Commission collect and remit the taxes.

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

Military Installation Development Authority

_____

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Staff

TITLE 8: TAXATION FOR THE STRATOS PROJECT AREA

CHAPTER 1: MUNICIPAL ENERGY SALES AND USE TAX

8-1-101 Short Title

This Chapter shall be known as the "Stratos Project Area Municipal Energy Sales and Use Tax" or "Stratos Project Area Municipal Energy Tax."

8-1-102 Purpose

It is the purpose of this Chapter to conform the Municipal Energy Tax to the requirements of the municipal energy sales and use tax law of the State of Utah, Part 3 of Chapter 1 of Title 10, Utah Code Annotated, 1953, as currently amended ("Utah Code").

8-1-103 Definitions

(1) "Commission" means the State Tax Commission.

(2) "Consumer" means a person who acquires Taxable Energy for any use that is subject to the Municipal Energy Tax.

(3) "Contractual Franchise Fee" means:

(a) A fee:

(i) provided for in a franchise agreement, and

(ii) that is consideration for the franchise agreement; or

(b)

(i) a fee similar to Subsection (3)(a); or

(ii) any combination of Subsection (3)(a) and (b).

(4)

(a) "Delivered Value" means the fair market value of the Taxable Energy delivered for sale or use in the Project Area and includes:

(i) the value of the energy itself; and

(ii) any transportation, freight, customer demand charges, service charges, or other costs typically incurred in providing Taxable Energy in usable form to each class of customer in the Project Area.

(b) "Delivered Value" does not include the amount of a tax paid under:

(i) Title 59, Chapter 12, Sales and Use Tax Act of the Utah Code;

(ii) this Chapter.

(5) "Energy Supplier" means a person supplying taxable energy, except for persons supplying a de minimis amount of taxable energy, if such persons are excluded by rule promulgated by the Commission.

(6) "Franchise Agreement" means a franchise or an ordinance, contract, or agreement granting a franchise.

(7) "Franchise Tax" means:

(a) a franchise tax;

(b) a tax similar to a franchise tax; or

(c) any combination of Subsections (7)(a) and (b).

(8) "Person" is as defined in Utah Code Section 59-12-102.

(9) "Taxable Energy" means gas and electricity.

8-1-104 Municipal Energy Sales and Use Tax Imposed

(1) There is hereby levied a tax on every sale or use of Taxable Energy made within the Stratos Project Area at a rate of one-half percent (0.50%) of the Delivered Value of the Taxable Energy.

(2) The tax shall be calculated on the Delivered Value of the Taxable Energy to the Consumer.

(3) The tax shall be in addition to any sales or use tax on Taxable Energy imposed by any other governmental entity as authorized by Title 59, Chapter 12, Sales and Use Tax Act of the Utah Code.

8-1-105 Exemptions from the Municipal Energy Tax

(1) An exemption is not allowed from the tax for the sale or use of Taxable Energy that is exempt from the state sales and use tax under Title 59, Chapter 12, Part 1, Tax Collection, except that the following are exempt from the tax:

(a) the sales and use of aviation fuel, motor fuel, and special fuels subject to taxation under Title 59, Chapter 13, Motor and Special Fuel Tax Act of the Utah Code;

(b) the sales and use of Taxable Energy that is exempt from taxation under federal law, the Constitution of the United States or the Utah Constitution;

(c) the sales and use of Taxable Energy purchased or stored for resale;

(d) the sales or use of Taxable Energy to a Person, if the primary use is for use in compounding or producing Taxable Energy or a fuel subject to taxation under Title 59, Chapter 13, Motor and Special Fuel Tax Act of the Utah Code;

(e) Taxable Energy brought into the state by a nonresident for the nonresident's own personal use or enjoyment while within the state, except Taxable Energy purchased for use in the state by a nonresident living or working in the state at the time of purchase;

(f) the sales or use of Taxable Energy for any purpose other than as a fuel or energy; and

(g) the sale of Taxable Energy for use outside the boundaries of the Project Area.

(2) The following exemption also applies:

(a) except as provided in Subsection (2)(b), the sale, storage, use, or other consumption of Taxable Energy is exempt from the tax if the Delivered Value of the Taxable Energy has been subject to a municipal energy sales or use tax levied by another municipality within the state; and

(b) MIDA is paid the difference between the tax paid to the other municipality and the tax that would otherwise be due under this Chapter, if the tax due under this Chapter exceeds the tax paid to the other municipality.

8-1-106 Credit for Franchise Fees

(1) There is a credit against the tax due from any Consumer in the amount of a Contractual Franchise Fee paid if:

(a) an Energy Supplier pays a Contractual Franchise Fee to a municipality pursuant to a franchise agreement in effect on July 1, 1997;

(b) the Contractual Franchise Fee is passed through by the Energy Supplier to a taxpayer as a separately itemized charge; and

(c) the Energy Supplier has accepted the franchise.

8-1-107 Tax Collection Contract with State Tax Commission

(1) MIDA shall contract with the Commission to perform all functions incident to the administration and collection of the Municipal Energy Sales and Use Tax, in accordance with this Chapter. The Executive Director, or designee, is authorized to enter the contract with the Commission.

(2) An Energy Supplier shall pay the tax revenues collected from Consumers directly to MIDA monthly if:

(a) MIDA is the Energy Supplier; or

(b)

(i) the Energy Supplier estimates that the municipal energy sales and use tax collected annually from its Utah customers equals one million dollars ($1,000,000.00) or more, and

(ii) the Energy Supplier collects the municipal energy sales and use tax.

(3) An Energy Supplier paying the tax directly to MIDA may retain the percentage of the tax authorized under Utah Code Subsection 59-12-108(2) for the Energy Supplier's costs of collecting and remitting the tax.

(4) A Consumer shall pay the tax monthly directly to MIDA if its Energy Supplier is exempt from having to collect the tax and remit the revenue to the Commission or pay it directly to MIDA pursuant to Subsection (2).

8-1-108 Incorporation of Part 1, Chapter 12, Title 59, Utah Code, Including Amendments:

(1) Except insofar as they are inconsistent with the provisions of Utah Code Title 10, Chapter 1, Part 3, Municipal Energy Sales And Use Tax Act, and as required by Utah Code Section 10-1-305(2) all of the provisions of Utah Code Title 59, Chapter 12, Part 1, Tax Collection, insofar as they relate to sales and use taxes, excepting sections 59-12-101, 59-12-104 and 59-12-119 thereof, and excepting for the amount of the sales and use taxes levied therein, are hereby adopted and made a part of this Chapter as if fully set forth herein.

(2) Pursuant to Utah Code Section 10-1-305(2)(d) MIDA's name, as the taxing entity shall be substituted for that of the state when necessary for purposes Utah Code Title 10, Chapter 1, Part 3. Nothing in this subsection shall be deemed to require substitution of MIDA's name for the word "state" when that word is used as part of the title of the state tax commission, or of the constitution of Utah, nor shall MIDA's name be substituted for that of the state in any section when the result of such a substitution would require action to be taken by or against MIDA, rather than by or against the state tax commission in performing the functions incident to the administration or operation of this Chapter.

(3) Pursuant to Utah Code Section 10-1-305(6), this ordinance adopts by reference any amendments to the provisions of Utah Code Title 59, Chapter 12, part 1, Tax Collection, that relate to levying or collecting this tax.

8-1-109 No Additional License To Collect The Municipal Energy Sales And Use Tax Required; No Additional License Or Reporting Requirements:

No additional license to collect or report the tax is required by an Energy Supplier, provided the Energy Supplier collecting the tax has a license issued under Utah Code Section 59-12-106.

8-1-110 Effective Date of Tax Levy

This tax shall be levied beginning October 1, 2026.

8-1-111 Violation; Penalty

Any Person violating any of the provisions of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable as set forth in the Utah Code.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-09

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MIDA AND BOX ELDER COUNTY

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

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

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

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

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

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

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

Section 1. Approval. The Interlocal Cooperation Agreement between MIDA and Box Elder County, in substantially the form attached hereto as Exhibit 1, is hereby approved.

Section 2. Authorization. The Executive Director, or designee, is hereby authorized and directed to execute and deliver the Agreement on behalf of MIDA, with such changes as the Executive Director and Board Member Mike Ostermiller deem necessary or appropriate and in keeping with the general intent of the Agreement, and to take all other actions and execute all other documents necessary to carry out the intent and purposes of this Resolution.

Section 3. Effective Date. This Resolution shall become effective when the final Stratos Project Area Plan becomes effective.

Section 4. Interlocal Cooperation Act. Pursuant to §11-13-202.5 of the Interlocal Cooperation Act, the effective date of the Agreement shall be April 24, 2026, and a duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party.

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

Military Installation Development Authority

_____

J. Stuart Adams
Chair

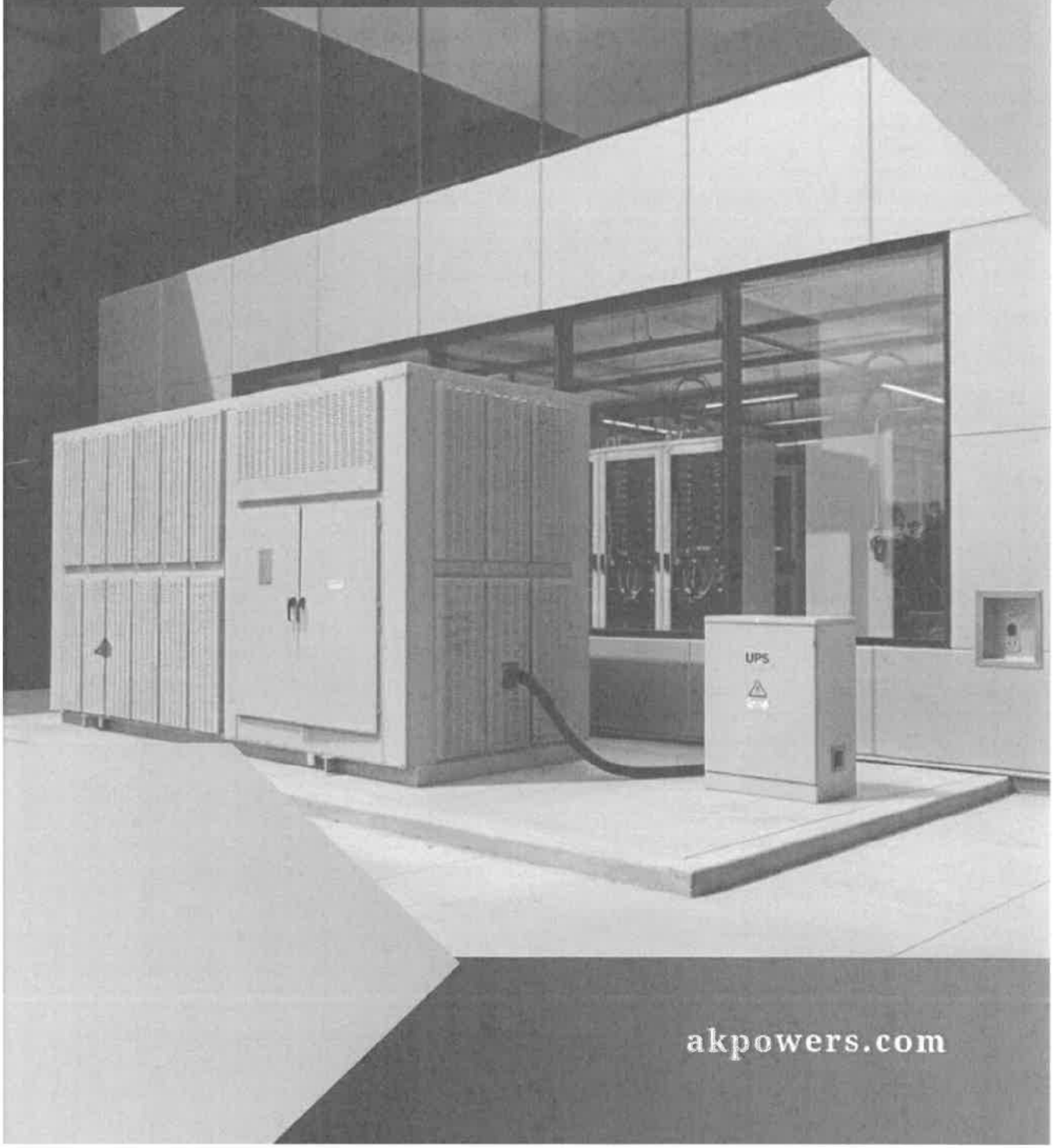
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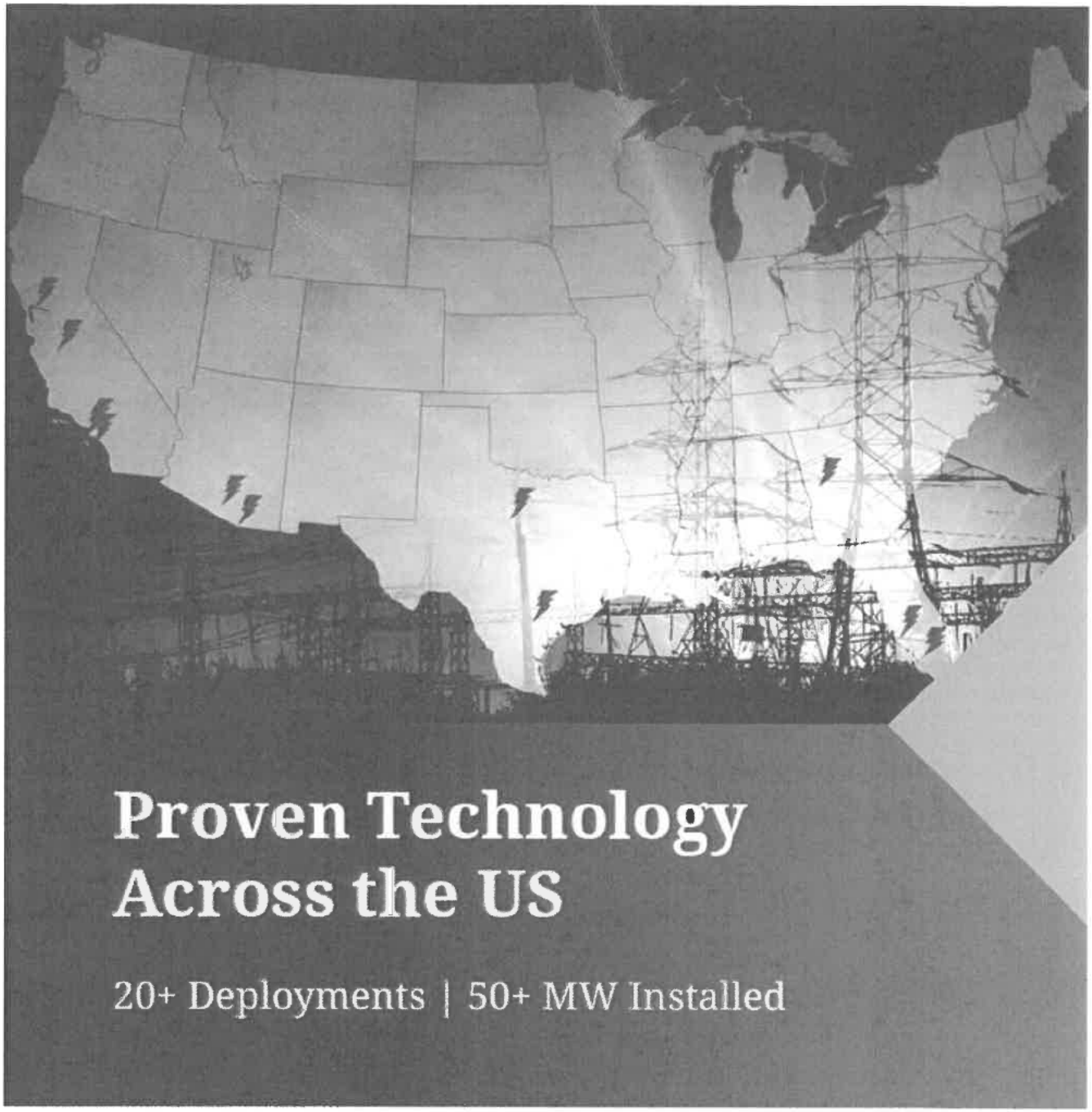
Morgan Nebeker
Records Officer

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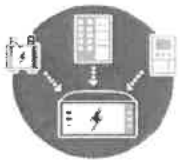


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System Architecture

Enclosure & System Design

Application	Indoor / Outdoor
Container	NEMA 1 / NEMA 34
Feed	Bottom / Loop / Radial / Top / Daisy Chain
Altitude	Maximum 6,560 ft. Above Sea Level
Ambient Temperature	Minimum -20C / Average 30C / High 50C

Transformer Options

Type	Dry / Oil
Dry	CRT / VPI
Oil	FR3 / Mineral / Natural Ester / Synthetic
Phase Connection	3-Phase
Cooling Class	Air Force (AF) / Air Natural (AN) / ONAN / KNAN
Winding	Aluminum (AL) / Copper (CU)
Connection	Delta / Delta Star / Ground WYE / WYE
MV Switch	5 to 35 kV with Fuse
Transformer	500 to 5,000 kVA
Input Voltage	4.8 to 35 kV
Output	408/208 / 415/240 / 480/277 / 600/247 V

Switchgear & Distribution

Main Breaker	Fuse / 100 to 8,000 AF
Feeder Number	0 to 20+
Feeder Size	No Breaker up to 3,000 AF / 3,000 AT
Main Breaker Type	Electronic / Thermal Magnetic
Pole	1-Pole / 3-Pole
Connection	Bus Bar / Cable
Auxiliary Transformer	None / 5 to 75 kVA

Additional Options

Fans / Heaters	Pull Section
DOE / Non-DOE	Remote Monitor Provision
Load Management System	Vacuum Circuit Breaker (VCB)
Meter Cabinet	UL / CUL Rating
Power Meter	

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BOX ELDER COUNTY

COUNTY COMMISSION MEETING

Commission Chambers, 01 South Main Street, Brigham City, Utah 84302
Wednesday, April 22, 2026 at 11:30 AM

AGENDA

NOTICE: *Public notice is hereby given that the Box Elder County Board of County Commissioners will hold an Administrative/Operational Session commencing at 11:15 A.M. and a regular Commission Meeting commencing at 11:30 A.M. on Wednesday April 22, 2026 in the Commission Chambers of the Box Elder County Courthouse, 01 South Main Street, Brigham City, Utah. Please be advised that a member of the Board of Commissioners may not be present at the upcoming meeting in person, but may partcipate via phone or other electronic means.*

1. **ADMINISTRATIVE / OPERATIONAL SESSION**
   - A. Agenda Review / Supporting Documents
   - B. Commissioners' Correspondence
   - C. Staff Reports
2. **CALL TO ORDER 11:30 A.M.**
   - A. Invocation Given by: Commissioner Perry
   - B. Pledge of Allegiance Given by: Treasurer Shaun Thornley
   - C. Approve the Minutes from April 8, 2026
3. **ADMINISTRATIVE REVIEW / REPORTS / FUTURE AGENDA ITEMS**
4. **FORMER AGENDA ITEMS**
5. **EMERGENCY MANAGEMENT ISSUES**
6. **BOX ELDER COUNTY EMPLOYEE RECOGNITION**
7. **ARPA/LATCF**
   - A. 11:40 LATCF Fund Usage. An Additional $5,000 for Hand Held Radio Encryption-Shirlene Larsen
8. **AUDITOR'S OFFICE**
   - A. 11:42 Write off of Accounts Receivable - Old Fire Billings-Shirlene Larsen
   - B. 11:44 Updated Consolidated Fee Schedule Resolution #26-09-Shirlene Larsen
9. **COMMISSIONERS**
   - A. 11:46 Interlocal Agreement #26-15 Between Box Elder County and the Military Installation Development Authority (MIDA) Relating to the Stratos Project Area-Commissioners
   - B. 11:48 Resolution #26-10 - Box Elder County Commission Consenting to the Military Installation Development Authority's Stratos Project Area-Commissioners
10. **COMMUNITY DEVELOPMENT**
    - A. 11:50 Garland - 300 S. Corridor Preservation Fund Request-Scott Lyons

B. 11:52 Willard City - 300 E. Corridor Preservation Fund Request-Scott Lyons

C. 11:54 BEC/BLM MOU #26-17 for High Desert Trail Environmental Assessment-Scott Lyons

D. 11:56 Request to Purchase County Property 03-156-0026-Scott Lyons

E. 11:58 Ordinance #649 - Rezone from Unzoned to AHZ-Scott Lyons

F. 12:00 Ordinance #650 - Rezone from Unzoned to AHZ-Scott Lyons

G. 12:02 Agreement #26-16 Subdivision Improvement Agreement - Beckam's Edge Subdivision Phase 6-Scott Lyons

11. FAIRGROUNDS

A. 12:04 Facility Use Agreement #26-12 (Fairgrounds Building) -Anne Hansen

B. 12:06 Approve the Updated Standard Horse Stall Month to Month Rental Form Agreement-Anne Hansen

12. RECORDER'S OFFICE

A. 12:08 Common Chain LLC Agreement #26-13-Chad Montgomery

13. TREASURER'S OFFICE

A. 12:10 Requesting Forgiveness on Interest and Penalties for Unpaid Property Tax on Parcel 050-53-0109- Heather Murphy

B. 12:15 Requesting Forgiveness on Interest and Penalties for Unpaid Property Tax on Parcel 031-25-0103-Larry Stevens

14. HUMAN RESOURCES

A. 12:20 Policy 28 - Employee Medical Examination-Jenica Stander

15. PUBLIC COMMENT (No action will be taken at this time)

A. Those wishing to make a public comment shall sign the comment roll and will be responsible for following the rules outlined in the County Commission Rules and Procedures.

B. Speakers will have one, three (3) minute opportunity to speak regardless of the number of items they wish to address.

C. Speakers shall address their comments to the County Commission only. This is a time to be heard, there will not be a back and forth dialogue with the Commissioners.

D. Speakers may file copies of their remarks or supporting information with the County Clerk. The County Clerk will make the information available to the County Commission.

16. WARRANT REGISTER

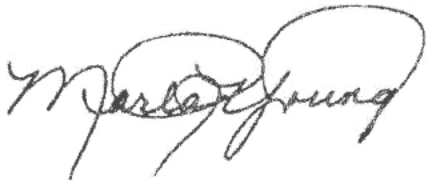
17. PERSONNEL ACTIONS / VOLUNTEER ACTION FORMS / CELL PHONE ALLOWANCE

18. CLOSED SESSION

19. ADJOURNMENT

Prepared and posted this 17th day of April, 2026. Mailed to the Box Elder News Journal and the Leader on the 17th of April, 2026. These assigned times may vary depending on the length of discussion,

cancellation of scheduled agenda times and agenda alteration. Therefore, the times are estimates of agenda items to be discussed. If you have any interest in any topic you need to be in attendance at 11:30 a.m.



Marla R. Young - County Clerk

Box Elder County

NOTE: Please turn off or silence cell phones and pagers during public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Commission Secretary's office at (435) 734-3347 or FAX (435) 734-2038 for information or assistance.

GUIDELINES FOR COUNTY COMMISSION MEETING

To help ensure a safe and orderly environment for all attendees, and to maintain clear access to the building, please follow these guidelines:

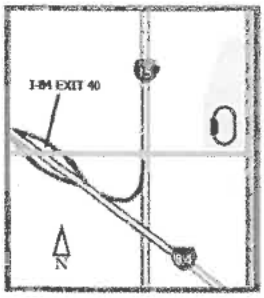
- Signage: Handheld signs are allowed inside the building. Signs attached to poles, sticks, or stakes must remain outside.
- Bags: Small clutch-sized bags are permitted. Bags larger than a clutch bag are not allowed. Diaper bags and medically necessary bags are allowed but may be subject to search.
- Outerwear: To support efficient entry and screening, attendees are encouraged to avoid bulky clothing, including coats.
- Access & Movement: Keep all entrances, exits, hallways, and emergency access routes clear at all times.
- General Conduct: Follow all posted instructions and directions from law enforcement and staff to help ensure everyone can participate safely.

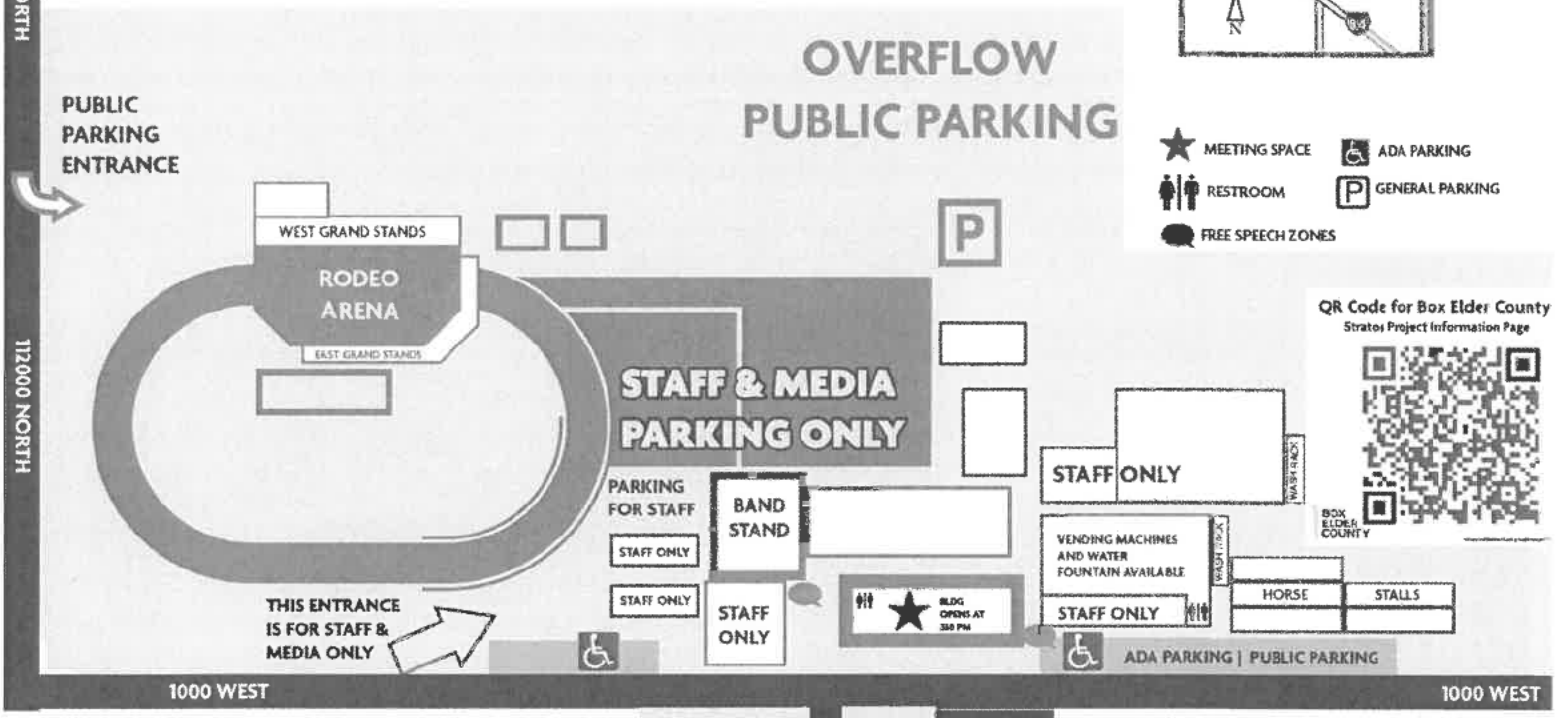
We ask all attendees to help maintain a respectful and orderly environment. This meeting does not include public comment. Please refrain from interruptions or disruptive behavior so the meeting can proceed as scheduled.

These measures are in place to support safety, accessibility, and the ability for all members of the public to attend.

N

NOT TO SCALE







Box Elder County Special County Commission Meeting

May 4, 2026

320 North 1000 West, Tremonton, Utah 84337

Doors will open to the general public at 3:30 PM.

Meeting Starts at 4:00 PM | Meeting Materials will be available online within 24 hours. Scan QR Code to find more info.

BOX ELDER COUNTY

Box Elder County
1 South Main Street
Brigham City, Utah, 84302

FOR IMMEDIATE RELEASE
May 4, 2026

Box Elder County Authorizes MIDA to Initiate Stratos Project

Box Elder County, Utah — The Box Elder County Commission today approved a resolution giving consent to the Military Installation Development Authority (MIDA) to create the Stratos project area, which may include a state-of-the-art data center to be built in an unzoned area of western Box Elder County.

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

Before granting its authorization, and despite a short timeline, the Box Elder County Commission took time to conduct significant due diligence, established a page on its website to inform the public that included a feedback form, and reviewed more than 2,500 comments from the community, of which 300 were from Box Elder County residents. The Commission also negotiated for the inclusion of several improvements and guardrail provisions in an interlocal agreement between the County and MIDA, including:

- Limits on noise levels at both the data center and power plant not to exceed 55 decibels (similar to the sound level of a dishwasher or neighborhood street).
- Restrictions on building heights to align with the County's emergency response capacity, or, if exceeded, a requirement that the developer provide a new appropriately equipped fire truck every ten years.

- Compliance with "dark sky" regulations.
- The inclusion of a local landowner on the Development Review Committee that will oversee, and review the project throughout the construction.
- For the Developer to allow agriculture uses in and around the development area, including leasebacks to landowners for grazing, ranching and farming.

The project area encompasses approximately 40,000 acres of privately held vacant land split into three different sites. One is intended to support large-scale energy generation and a data center, with two additional sites planned for future uses that may include manufacturing, retail, restaurants, hotels, and public works infrastructure (sewer, water, drainage, etc.). These future development areas are also where MIDA anticipates the creation of an estimated 2,000+ jobs associated with the project. Stratos is designed to strengthen domestic energy capacity, support national defense priorities, and create long-term economic opportunity in Northern Utah.

The development will be phased over time and designed to coexist with existing agricultural uses through leaseback agreements and conservation buffers. By producing power directly at the site, the project is designed to operate without placing additional demand on the regional electrical grid, preserving reliability for local communities. The developer is also required to pay for the construction, and maintenance of public services infrastructure needed for the project, and into the future.

"The combination of site location and design make Stratos one of the most sustainable and effective data centers in the country," said Paul Morris, Executive Director of MIDA. "This project reflects what's possible when state and local leaders work together to advance strategic infrastructure that supports our military mission, strengthens energy resilience, and delivers long-term economic investment. We look forward to continuing that collaboration as this project moves forward."

The Box Elder County Commission emphasized its commitment to continued oversight, transparency, and public engagement as the project moves forward. Residents are encouraged to stay informed and continue providing input as additional phases, State regulatory permitting processes, and development details are considered. The Commission will work closely with MIDA, the developer, and the community to ensure the project is implemented responsibly and in a manner that protects the long-term interests of Box Elder County.

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

About MIDA

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

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Media Contacts
For Box Elder County:

Anne Hansen
Chief Civil Deputy Attorney
[redacted]
ahansen@boxeldercountyut.gov

Lynnette Crockett
Public Information Officer
[redacted]
lcrockett@boxeldercountyut.gov

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

Special Commission Meeting Schedule

Key Contacts:

Anne Hansen	[redacted]	Operations
Lt. Larry Blanchard		Public Safety
Lynnette Crockett		PIO/Media
Jan Rhodes		Fairgrounds
Mark Millett		Onsite EOC

Meeting Space: The Fine Arts Building

Time	Action / Cue	Locations	Owner / Staff	Notes
All Day	Museum Bathroom Open			
9:30 AM	Anne Briefing with Commissioners	BECA Office	Steve, Anne, Commissioners	Final agreement review, security prep.
12:00 PM	BESO Walk Thru		BESO	
12:00 PM	Anne and IT arrive		Anne, IT	
1:30 PM	Staff at gate 4 and 8		Staff	
2:00 PM	Officers Briefing		Officers	
2:00 PM	Staff & LE Call Time	Holding Room/Kitchen	All Non-LE Staff	Briefing on emergency exits, protest zones, and security protocols.
2:00 PM	Space Prep		Facilities / PIO / IT	Ensure media pen is roped off. Check commissioner mics. Place ADA seating.
2:00 PM	Protesters/Public Arrivals Estimated			
2:30 PM	Lockdown & Perimeter		Law Enforcement	Secure all side doors. Establish public entry line and outside protest zones.
2:40 PM	Media Check-In Setup		PIO (Lynnette)	Ready the RSVP list, media passes, and Friday briefing packets for distribution.
2:50 PM	Media Check-In Opens		PIO	Verify IDs against RSVP list. LE conducts security sweeps of equipment.
2:50 PM	Media Load-In		PIO	Escort media to the roped-off staging area. Enforce the "no movement" rule.
	Commissioner Arrival		LE	Commissioners arrive and are escorted to a secure Holding Room.
3:00 PM	Possible Rally Starts			Online discussion indicates protests may officially start at this time. Either on the public road areas, or in the Free Speech Areas
3:00 PM	Overall Briefing	Holding Room	Anne	Security and operations briefing for Presenters, MIDA and Developer Reps, Commmissioners and other participants.
3:30 PM	Media Setup Deadline		PIO	Hard Cutoff. All media gear must be planted. No late entries allowed in the pen.
3:30 PM	Doors Open to Public		LE / Staff	
3:50 PM	Visiting Parties Seated			Presenters, MIDA reps, Special Attendees, and Developer reps to be seated.
3:55 PM	Final Checks			Commission to be seated as close to 4:00pm as possible
4:00 PM	Call to Order		Commission Chair	Meeting begins promptly. Silence all electronics.
	Item A: Discussion		Commissioners	Project Area Discussion. PIO monitors media pen for compliance. (Adam, Chance, Steve (sharing letters from DEQ and Air Quality), Commissioners)
	Item B: Res. #26-12		Commissioners	Vote on Interlocal Agreement #26-15 (BEC and MIDA).
	Item C: Res. #26-11		Commissioners	Vote on private land inclusion in Stratos Project Area.
	[illegible]	[illegible]	[illegible]	[illegible]
TBD	Adjournment		Commission Chair	Meeting officially concludes.
Post Adjournment	Exit of Meeting Participants	Holding Room		Commissioners, Presenters, and MIDA/Developer Reps to exit directly to the Holding Room with security escort.
Post-Meeting	Press Briefing (RSVP'd media only)	Holding Room	PIO & MIDA PIO	Immediately following the meeting.
Post-Meeting	Press Release Sent		PIO	Distribute the official post-meeting press statement to the entire media list.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026– 06

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

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

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

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

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

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

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

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

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

Military Installation Development Authority

/s/ J. Stuart Adams

Chair

Attest:

/s/ Morgan Nebeker

Records Officer

DN0000000

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-06

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PASSED AND ADOPTED by the MIDA Board this 24th day of April 2026.
Military Installation Development Authority
/s/ J. Stuart Adams
Chair
Attest:
/s/ Morgan Nebeker
Records Officer
DN0031847

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

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Military Installation Development Authority
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Frequently Asked Questions

Stratos Project Area

Overview

What is the project?

The Stratos Project Area is an energy and technology infrastructure initiative in western Box Elder County designed to strengthen national security and Utah's long-term economic competitiveness. Approved by the MIDA Board of Directors and the Box Elder County Commission, the project supports the development of a large-scale data and energy campus that will help power artificial intelligence, cloud computing, and mission-critical defense operations.

How big is the proposed data center?

While the entire project area encompasses 40,000 acres, most of the acres will remain undeveloped. The different types of power generation contemplated for the data center have different footprints. For example, solar will require a larger footprint than natural gas. The actual data center footprint will be a fraction of the size of the MIDA project area. The majority of the remaining acreage will remain as open space, allowing for wildlife corridors, continued grazing, and significant distance from the Great Salt Lake. Salt Lake City is closer to the Great Salt Lake than the proposed data center.

What are the project benefits?

The project is expected to bring significant private investment, generate long-term local and state revenue, support thousands of construction jobs and permanent careers, and fund needed public infrastructure.

Process and Governance

What has been approved related to the creation of the Stratos Project Area?

On April 24, 2026, the Military Installation Development Authority (MIDA) Board of Directors approved the creation of the Stratos Project Area in western Box Elder County. On May 4, the Box Elder County Commission approved an interlocal agreement and a resolution to agree to the new MIDA project area.

Did these votes approve the full project within the project area?

No. This is just the beginning of a multi-step process in collaboration with Box Elder County and stakeholders across Utah. Development is expected to occur in phases over multiple years, with

further planning, infrastructure coordination, state regulatory permitting processes, and community engagement. MIDA will also create a Design Review Committee, as seen in other MIDA project areas, that will be largely represented by Box Elder County expert staff and a local landowner. DRC meetings are public.

What studies and approvals are still required before construction can begin?
Multiple state agencies will provide oversight and review, including:

- The Division of Air Quality will evaluate projected air pollutant emissions and mandate specific control techniques.
- The Division of Drinking Water will review drinking water systems and ensure they are physically separate from water used for cooling, fire protection, or power generation. Source approval, facilities, certified operators, and reporting will ensure public health and safety.
- The Division of Water Quality requires permits for all surface water and groundwater discharges to waters of the state, including the Great Salt Lake.
- The Division of Water Rights evaluates water availability and received a water right change application on March 25. However, it was withdrawn on May 6. The applicant has indicated the intent to refile and provide more information. Every water rights application follows the same legal process, which includes a 20-day public comment period.
- The Division of Wildlife Resources can review potential impacts and provide recommendations to minimize and/or mitigate impacts to wildlife once a formal plan is submitted. Typically, for projects on public land, that process is conducted through the Resource Development Coordinating Committee, a state-level committee that serves as a "clearinghouse" for projects or policies that affect Utah's public lands and natural resources.

Will there be more opportunities for public input on the state permitting approvals?
Yes, there will be opportunities for public comment as the project moves through state review and permitting. For example:

- Every water right change application submitted to the Division of Water Rights has a 20-day public comment period.
- No "Notice of Intent" has been submitted to the Division of Air Quality, but a draft permit will be subject to a 30-day public comment period and a public hearing if requested.
- At the Division of Water Quality, there are multiple permit possibilities that would require a rigorous public notice process to ensure community awareness and involvement.

Why is MIDA involved in creating this project area?

The Undersecretary of the Air Force asked MIDA to find locations for independent energy and computing power because supporting energy resilience, computing power and data storage is critical for defense operations. The MIDA Stratos Project Area supports federal Executive Orders addressing national energy resilience and the development of critical infrastructure.

How can the public, as well as local officials and county staff, stay involved in future decisions about the project?

Development is expected to occur in phases over multiple years, with further planning, infrastructure coordination, state regulatory permitting processes, and community engagement. MIDA will also create a Design Review Committee, as seen in other MIDA project areas, that will be largely represented by Box Elder County expert staff and a local landowner. DRC meetings are public.

Water and Environmental Impact

Don't data centers use a lot of water?

Historically, data centers relied on evaporative cooling systems and grid-connected power sources that could indirectly require significant water. New technology is more water-efficient. This project is fundamentally different and would use a closed-loop chilling system combined with dry (air-based) cooling. There is no continuous water draw.

What is a closed-loop system?

- Cooling fluid circulates entirely within sealed piping and equipment
- It is never exposed to the outside environment
- It is not consumed during operation
- It is reused continuously

Water is only used for:

- Initial system fill (one-time)
- Minor maintenance

Where will the water come from?

The development team is purchasing water from private landowners. It will not come from the Great Salt Lake. The systems use only existing water rights attached to private property, which means the project will have lower net consumption than current agricultural or ranching use. This reduction in

water use will create a net benefit to the Great Salt Lake watershed. Additionally, the advanced closed-loop system will result in less net consumption compared to traditional data center operations.

Will this project affect the Great Salt Lake or local groundwater?
The water for this project will not come from the Great Salt Lake and is not new water. It is currently used for agricultural irrigation and comes from the water rights of the property owners from whom they are acquiring the land.

Because the cooling systems reuse water internally, ongoing water demand at the campus is projected to be similar to that of a large office complex, with most water use limited to everyday needs such as restrooms, sinks, and employee facilities.

The Division of Water Quality requires a permit for all surface water and groundwater discharges to waters of the state, including the Great Salt Lake. This is the primary mechanism for pollution prevention.

Will the project be on the lake's edge?
Proximity to the lake is an important consideration and will be mitigated. The nearest data center to the lake would be about 10 miles away, separated by an expansive stretch of open space. For comparison, Salt Lake City is closer to the Great Salt Lake than the proposed data center.

What air quality, water rights, and environmental reviews are still required?
The project developer is required to comply with all state approvals and permits. As with any project, significant studies, approvals, and permits are needed, including air quality, water quality, and drinking water permits from the Department of Environmental Quality and water rights approvals from the Department of Natural Resources.

Energy and Infrastructure

Will the project draw from the existing grid or generate its own power?
The development will produce all power on site; it is stand-alone power that will not add pressure to the grid.

Will this raise power bills for Utah residents?
No. A newly constructed on-site power generation plant will independently power the campus.

Economic Impact and Community Benefits

What benefits would Box Elder County residents receive?

At full build-out, the developer has committed to a projected 2,000 permanent jobs in skilled trade, logistics, IT, and administrative positions to county residents. It will also provide thousands of construction jobs over a ten-year period.

Tax revenues can be used at the county's discretion to support infrastructure and community needs, including local schools. All public infrastructure for the project area will be paid for by the developer, not county taxpayers.

During and after construction, land will be leased back to local ranchers for grazing.

What benefits would Box Elder County receive?

In the initial phases, the county is expected to receive $30 million in new revenues annually.
At full build-out, that could increase to $108 million annually from the energy and data center complex alone. Because the project will add jobs to the county's economy, it will also expand the county's broader tax base.

The developer has also committed $16.2 million in upfront funding to offset initial impacts on the county budget for essential services such as law enforcement and fire.

How will this impact agriculture in the area?

Most of the project area is currently used for seasonal livestock grazing, not crop production. Much of the land is difficult to farm and supports only limited agricultural use today.

The project developer has indicated that grazing can continue in many areas as infrastructure is phased in, and large portions of the site are expected to remain open even at full buildout.

Invoice

Date:	March 25, 2026
Time Period:	February 25, 2025 – March 25, 2025
To:	Military Installation Development Authority Attn: Paula Eldredge 450 Simmons Way, Suite 400 Kaysville, Utah 84037
From:	Dain R. Maher [redacted]
For:	Military Installation Development Authority Geographic Information Systems Consultant **18.5 hours @ See Attached Rates** (Please see attached detail)
Total Now Due:	$925.00

March 2025
Military Installation Development Authority – Geographic Information Systems Consultant
Please make checks payable to Dain Maher

Date	MRF Project Area	Rate	Time	Sum
03-14	Updates to MMV PID Boundary (1.0).	$50	1.0	$50.00
TOTAL			**1.0**	**$50.00**

Date	Falcon Hill Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Utah National Guard Project Area	Rate	Time	Sum
03-06	CW Call (0.5).	$50	0.5	$25.00
03-22	MIDA Leased Area at Camp Williams Map Request (2.5).	$50	2.5	$125.00
TOTAL			**3.0**	**$150.00**

Date	Sundance Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Dugway Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Stratos Project Area	Rate	Time	Sum
03-05	Project Scoping Call (0.5).	$50	0.5	$25.00
03-11	BC Education Project Area Exhibits (2.5).	$50	2.5	$125.00
03-13	Map Exhibits and Legal Descriptions for Project Area Plan (7.0); Amended Brigham City Education Map (1.5).	$50	9.5	$475.00
03-22	Amendment to Map Exhibits and Legal Descriptions (2.0).	$50	2.0	$100.00
TOTAL			**14.5**	**$725.00**

Date	Miscellaneous	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

TOTAL HOURS BILLLED	**18.5 hours**

* Expedited Service: includes all requests requiring an expedited timeline not to exceed 72 hours from the first initial request until the deliverable is to be due. Billed at 1.5x the regular rate.

Please make checks payable to Dain Maher

Invoice

Date:	April 25, 2026
Time Period:	March 25, 2025 – April 25, 2025
To:	Military Installation Development Authority Attn: Paula Eldredge 450 Simmons Way, Suite 400 Kaysville, Utah 84037
From:	Dain R. Maher [redacted]
For:	Military Installation Development Authority Geographic Information Systems Consultant **20.0 hours @ See Attached Rates** (Please see attached detail)
Total Now Due:	$1,265.00

April 2025
Military Installation Development Authority – Geographic Information Systems Consultant
Please make checks payable to Dain Maher

Date	MRF Project Area	Rate	Time	Sum
03-26	Edits to the Dark Sky Exhibits (1.0).	$50	1.0	$50.00
04-14	MMV PID Parking Restrictions Map (2.5). *	$75	2.5	$187.50
TOTAL			**3.5**	**$237.50**

Date	Falcon Hill Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Utah National Guard Project Area	Rate	Time	Sum
03-31	Ph.2 MIDA Leased Area Map at CW – Version 1 (1.5).	$50	1.5	$75.00
04-01	Ph.2 MIDA Leased Area Map at CW – Version 2 + meeting (2.0).	$50	2.0	$100.00
04-06	Ph.2 MIDA Leased Area Map at CW – Version 3 (1.5).	$50	1.5	$75.00
04-15	Parcels between SR-85/68 Map (1.5) & Legal Description (1.5). *	$75 $82.50	1.5 1.5	$112.50 $123.75
04-18	Parcels between SR-85/68 Map Data Descriptions (1.0). *	$75	1.0	$75.00
04-20	Parcels between SR-85/68 Map (0.5) & Legal Description (0.5). *	$75 $82.50	0.5 0.5	$37.50 $41.25
TOTAL			**10.0**	**$640.00**

Date	Sundance Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Dugway Project Area	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

Date	Stratos Project Area	Rate	Time	Sum
03-31	Stratos Military Land Legal Descriptions and Exhibits (2.5).	$55	2.5	$137.50
04-14	Legal Description Verification (1.0).	$55	1.0	$55.00
04-21	Stratos Needs Discussion (0.5).	$50	0.5	$25.00
04-22	STILA Property Work & Exhibit (1.0).	$50	1.0	$50.00
04-23	Exhibits A & B Maps and Legal Descriptions (1.5). *	$75 $82.50	0.5 1.0	$37.50 $82.50
TOTAL			**6.5**	**$387.50**

Date	Miscellaneous	Rate	Time	Sum
TOTAL			**0.0**	**$0.00**

TOTAL HOURS BILLLED	20.0 hours

* Expedited Service: includes all requests requiring an expedited timeline not to exceed 72 hours from the first initial request until the deliverable is to be due. Billed at 1.5x the regular rate.

Please make checks payable to Dain Maher

Military Installation Development Authority

WHAT:

The Military Installation Development Authority (MIDA) Board of Directors and the Box Elder Commission have approved the Stratos Project Area that supports military readiness and national security, and advances major energy and technology investment in Northern Utah.

Next steps are detailed planning, State of Utah-required air, water and other environmental studies, infrastructure development, and continued collaboration with Box Elder County and stakeholders across Utah, including community open houses with the development team.

WHEN:

The MIDA Board of Directors approved on Friday, April 24 the creation of the Stratos Project Area in Box Elder County, advancing a significant energy and technology infrastructure project in Northern Utah and positioning Utah as a key player in strengthening America's energy capacity and national security infrastructure.

The Box Elder County Commission on Monday, May 4 approved an interlocal agreement and a resolution to consent to the new MIDA project area.

WHO:

The project is being developed through a partnership that includes O'Leary Digital Utah Development Co., LLC., with coordination from state and local stakeholders.

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

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

WHERE:

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

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

Box Elder County revenues:

- From the energy/data complex:
  Cover all municipal services first; County has full discretion with remaining revenues;
  Phase One – Committed 3GW - $30m annually;
  At ~9GW build out - $108m annually
- From the mixed use/manufacturing:
  25% of PTA distributed to taxing entities for municipal services;
  No burden on County taxpayers; again, revenues cover all municipal services first, with remaining funds at the County's full discretion

LEADERSHIP SUPPORT:

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

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

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

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

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

Key Project Highlights

- Military & National Security – The project will support energy resilience, compute power and data storage for defense operations. Revenues will support critical infrastructure projects at HAFB and the Utah National Guard.
- Energy Reliability & Independence – The project is designed to include dedicated on-site power generation, allowing the campus to meet its own energy needs without placing additional demand on the existing electrical grid.
- Economic Impact – The project is expected to support thousands of construction jobs and 2,000 permanent opportunities across energy, technology, and operations sectors.
- Agriculture & Land Stewardship – Development is planned in phases and designed to coexist with existing agricultural uses through leaseback agreements for grazing, rancing and farming; conservation buffers; and open space preservation. 100% of consenting landowners within the Stratos Project Area say they are pleased to be able to maintain their agriculture way-of-life while securing career jobs with data center operations.
- Water-Wise Design – Advanced recirculating cooling systems with on-site heat rejection to the atmosphere, recycles treated water with very low evaporation. The systems use only existing water rights attached to the private property which means less net consumption than current agricultural/ranching use, creating a net benefit to the Great

Salt Lake watershed, as well as less net consumption compared to traditional data center operations.

  - The development team is purchasing 13,564-acre feet of water from the private landowners. Of that, 2,864-acre feet in Hansel Valley and 10,700 acre feet under contract in Snowville (Locomotive). The full data/energy campus build-out is projected to utilize 2,180-acre feet of water. With the zero-water technology, the projection goes down to 500-1,100-acre feet.

- Strategic Location – The Hansel Valley site offers direct access to major natural gas infrastructure (Ruby Pipeline) and fiber networks, supporting scalable and efficient long-term development. The site is located outside the Wasatch Front air quality nonattainment area.
- Box Elder Commission – In providing consent for the new MIDA project area, the Commission negotiated the inclusion of several improvements and guardrail provisions in an interlocal agreement between the County and MIDA, including:
  - Limits on noise levels at both the data center and power plant not to exceed 55 decibels (similar to the sound level of a dishwasher or neighborhood street.)
  - Restrictions on building heights to align with the County's emergency response capacity, or, if exceeded, a requirement that the developer provide a new appropriately equipped fire truck every 10 years.
  - Compliance with Dark Sky regulations.
  - Agricultural safeguards for free range areas (fencing.)
- Timeline & Community Engagement- Development is expected to occur in phases over multiple years, with further planning, infrastructure coordination, and community engagement to follow with open houses. MIDA will also create a Design Review Committee as seen in other MIDA project areas that will be largely represented by Box Elder County expert staff and a local landowner.



PROPOSED MIDA STRATOS PROJECT AREA

PROJECT OVERVIEW

The Stratos Project Area is a proposed 40,000-acre development in west unincorporated Box Elder County focused on **large-scale energy generation and advanced data infrastructure**.



AI and cloud computing through a hyperscale data center campus "Wonder Valley"

Integrated, on-site energy production to avoid strain on the public grid

Up to 9 gigawatts of power generation in Utah (part of a 15 GW multi-site strategy)

Long-term national defense, energy resilience, and economic development goals

THIS IS A PHASED, MULTI-DECADE INFRASTRUCTURE INVESTMENT WITH SIGNIFICANT NATIONAL AND REGIONAL IMPLICATIONS.

WHY HANSEL VALLEY

Direct access to Ruby Pipeline (major natural gas corridor)

Proven geotechnical conditions for large-scale development

Proximity to workforce in Brigham City and Tremonton

Existing fiber infrastructure for data connectivity

Located outside Wasatch Front air quality nonattainment area

Designed to minimize community and environmental impact

WONDER VALLEY KEY CONSIDERATIONS

MILITARY & NATIONAL SECURITY

Supports energy resilience, compute power, and data storage for defense operations

Supports federal Executive Orders addressing national energy resilience and the development of critical infrastructure

ECONOMIC IMPACT

2,000 permanent jobs; IT, logistics, data center operations, skilled trades, administrative positions

Multi-billion-dollar private investment

Long-term tax base growth

POWER

Development producing all power on-site

Stand-alone power that will not add pressure to the grid

AGRICULTURE

Permitted use per current County code.

Leaseback option for landowners to continue to graze

WATER

Gas Generation – air-cooled heat exchangers (zero evaporative loss)

Data Center – advance closed-loop cooling systems with on site heat rejection to the atmosphere; recycles treated water with very low evaporation

Full build-out data & energy complex

Uses only existing water rights attached to the property – less net consumption than current agricultural/ranching use, creating a net benefit for the Great Salt Lake watershed

OTHER CONSIDERATIONS

Developer commitment to fund all public infrastructure for project area

Developer committed to $16.2m in up front funding to offset initial impacts on county budget: provides resources to hire PD/FD/order equipment, etc

Partner with local university/school district to build AI curriculum

Prioritize local hiring

Committed to ongoing environmental monitoring and community transparency

COUNTY REVENUES

ENERGY/DATA COMPLEX

Cover all municipal services first; full discretion with remaining

Phase One – Committed 3GW - $30m annually

At ~9GW build out - $108m annually

MIXED USE/MANUFACTURING

25% of PTA distributed to taxing entities for municipal services

No burden on county taxpayers – revenues cover all municipal services first, with remaining funds at the county's full discretion





MIDA STRATOS PROJECT AREA

PROJECT OVERVIEW

The Stratos Project Area is a 40,000-acre project with an expected footprint of around 2,000 acres of structures or parking in west unincorporated Box Elder County focused on large-scale energy generation and advanced data infrastructure.



- AI and cloud computing through a hyperscale data center campus "Wonder Valley"
- Integrated, on-site energy production to avoid adding energy costs to the public
- At full build out - it is anticipated there will be 9 GW of on-site power generation from sources including natural gas, solar battery and small modular nuclear
- As part of the full development, there will be interconnection to the existing grid so that every Utahn can participate in the value of the energy being generated
- The initial phase will generate up to 3 GW of natural gas generated power using a closed loop system for both power generation and data center cooling systems to minimize water use.
- Long-term national defense, energy resilience, and economic development goals
- Nothing in this process changes or reduces required compliance with relevant state and federal agencies, such as the EPA

WHY HANSEL VALLEY

Direct access to Ruby Pipeline (major natural gas corridor)

Proven geotechnical conditions for large-scale development

Proximity to workforce in Brigham City and Tremonton

Existing fiber infrastructure for data connectivity

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Designed to minimize community and environmental impact

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2,000 permanent jobs; IT, logistics, data center operations, skilled trades, administrative positions

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POWER

Development producing all power on-site

Stand-alone power that will not add pressure to the grid

AGRICULTURE

Permitted use per current County code.

Leaseback option for landowners to continue to graze

WATER

Gas Generation – air-cooled heat exchangers (zero evaporative loss)

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OTHER CONSIDERATIONS

Developer commitment to fund all public infrastructure for project area

Developer committed to $16.2m in up front funding to offset initial impacts on county budget; provides resources to hire PD/FD/order equipment, etc

Partner with local university/school district to build AI curriculum

Prioritize local hiring

Committed to ongoing environmental monitoring and community transparency

COUNTY REVENUES

This is a phased, multi-decade infrastructure investment with significant national and regional implications

ENERGY/DATA COMPLEX

Cover all municipal services first; full discretion with remaining

Phase One - Committed 3GW - $30m annually

At ~9GW build out - $108m annually

MIXED USE/MANUFACTURING

25% of PTA distributed to taxing entities for municipal services

No burden on county taxpayers – revenues cover all municipal services first, with remaining funds at the county's full discretion



BOX ELDER COUNTY

Lee Perry · Boyd Bingham · Tyler Vincent

COUNTY COMMISSIONERS

Military Installation Development Authority (MIDA)
and
Stratos Project Developers

April 20, 2026

Re: Required Upfront Funding Commitment – Stratos Project Area

Dear Board Members and Project Representatives:

Box Elder County has reviewed the anticipated scope, scale, and timeline of the proposed Stratos Project Area and the corresponding impacts on County services. Based on that review, the County must clearly state that its ability to support and facilitate this project is contingent upon securing adequate upfront funding to address the immediate and substantial service demands created by the project.

The construction phase alone is expected to bring approximately 4,000 to 5,000 workers into the area, resulting in a significant and immediate increase in demand for law enforcement, fire protection, emergency medical response, and administrative oversight. At the same time, the County does not anticipate receiving meaningful project-related revenues for approximately three (3) years.

The County cannot absorb these costs within its existing budget without materially degrading current service levels or shifting the financial burden onto existing taxpayers. As such, proceeding without a defined and enforceable funding mechanism is not feasible.

Accordingly, Box Elder County requires a firm commitment from MIDA and/or project developers to provide upfront funding for the costs outlined below:

Public Safety and Emergency Services

- Eight (8) Sheriff's Deputies (24/7 coverage): $5,040,952
- One (1) Sheriff's Captain: $612,020
- Six (6) EMTs (ambulance staffing): $2,416,608 – Includes an Ambulance dedicated to the project area.
- Six (6) Full-Time Firefighters: $2,422,960 - Includes Fire Apparatus with necessary water storage.
- Ten (10) Part-Time Firefighters: $3,745,920

Administrative and Operational Support

- Project Manager: $624,320
- Human Resources Professional: $464,100
- Legal Assistance: $50,000
- Public Information Officer: $392,300

- Public Relations Support: $20,000
- Lobbyist Services: $300,000

Total Required Upfront Funding: $16,200,000.00

These costs are not discretionary; they represent the minimum resources necessary to maintain public safety, ensure adequate emergency response, and provide basic governmental oversight for a development of this magnitude.

The County's position is as follows:

- No expansion of County services attributable to the Stratos Project will occur absent secured funding.
- County participation in project approvals, interlocal agreements, or related authorizations will be conditioned on execution of binding agreements that guarantee cost coverage.
- Funding commitments must be structured to provide certainty, whether through direct payment, escrow, reimbursement agreements, or other enforceable financial assurances.
- Any agreement must ensure that the County is not placed in a position of fronting costs with uncertain or delayed recovery.

While the County recognizes and supports the long-term economic potential of the Stratos Project, that potential does not offset the immediate fiscal realities. Future revenues cannot be relied upon to justify present unfunded obligations.

Box Elder County remains willing to work collaboratively with MIDA and project developers to structure a funding mechanism that is workable for all parties. However, the County must be equally clear: without a secured upfront funding commitment, the County cannot support the level of service required for this project to proceed responsibly.

We look forward to your prompt response and to advancing discussions toward a mutually acceptable agreement.

Sincerely,

Anne K. Hansen

Anne K. Hansen
Chief Civil Deputy Attorney
Box Elder County

THANK YOU for your business.

This is your confirmation that your order has been changed. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
SLT0038123
Classification:
Other Notices
Package:
Legals
Order Cost:
$303.80
Referral Code:
2026.04.24 Stratos Project Area Plan_Resolution-06

Account Details

MORGAN NEBEKER
450 SIMMONS WAY
KAYSVILLE, UT □ 84037
[redacted]
mnebeker@midaut.org
MILITARY INSTALLATION DEVELOPMENT AUTHORITY - MIDA

Schedule for ad number SLT00381230

Sat May 9, 2026
The Salt Lake Tribune E-Edition
All Zones
Sun May 10, 2026
The Salt Lake Tribune Legals
All Zones

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026–06

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

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

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

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

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

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

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

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

2. The Executive Director is authorized to make changes to the Final Plan to update its text, maps, and legal description, and to make any necessary technical corrections.

3. Adoption and publication of this Resolution constitutes the notice required by § 63H-1-403 of the MIDA Act.

4. In compliance with § 63H-1-403, the Final Plan shall be available for general public inspection and a link to a copy of the Final Plan shall be made available on the MIDA website, https://midaut.org. Members of the public may also obtain a PDF copy of the Final Plan by submitting an email request to contact@midaut.org.

5. Upon the effective date and time of the Project Area Plan, MIDA's staff is directed to (i) publish this Resolution both in a newspaper of general circulation within or near the project area and in compliance with § 45-1-101 Utah Code Annotated 1953, as amended; and (ii) send notice, within 10 days of its effective date, of the Final Plan's adoption along with an accurate map or plat to the entities listed in § 63H-1-403(5) of the MIDA Act.

6. The Final Plan shall become effective at 7:00pm, MDT, April 24, 2026, if Box Elder County has provided its consent to the Project Area Plan prior to that date and time; or if such consent has not been granted at that date and time then at such date and time as Box Elder County grants such consent.

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

Military Installation Development Authority
/s/J. Stuart Adams
J. Stuart Adams
Chair

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

8:30 a.m. Start of April 23, 2026 MIDA Board Meeting

Derek to run through Roll Call

President Adams:

Good morning. We're pleased to be here today and to carry out some very meaningful, mission-driven MIDA Board business.

First, I want to take a moment to honor our many deployed service men and women. From Hill Air Force Base, we have the 388th Fighter Wing, the 419th Fighter Wing, the 75th Air Base Wing, and many other sustainment operations, supporting global operations. From the Utah National Guard, we have a large number deployed within the Air National Guard and all but two tankers; and from the Army National Guard, we also have a large number deployed.

We thank you for your courage, sacrifice, and unwavering commitment in the days ahead. Our military is why MIDA exists – to help facilitate projects that strengthen mission readiness.

1. Review and approve minutes from the December 16th, 2025, Mida Board meeting.

President Adams:

Next, I'd like to ask Richard Breitenbecker from Wasatch County and former Wasatch County Council Member and MIDA Board Member, Karl McMillan, to come forward for a very special acknowledgment and presentation.

Paul, I believe you have a few remarks?

2. RESOLUTION 2026-01

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

Thank you, Karl for such tremendous service. We all thank you.

3. RESOLUTION 2026-02
   A RESOLUTION OF THE LOAN APPROVAL COMMITTEE ("COMMITTEE") OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING A LOAN AGREEMENT BETWEEN MIDA AND THE UTAH DIVISION OF FINANCE RELATED TO THE UTAH NATIONAL GUARD PROJECT AREA; AND RECOMMENDING ADOPTION BY THE MIDA BOARD.

4. RESOLUTION 2026-03
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPOINTING DYLAN BRAUER AS A MEMBER OF THE CORMONT PUBLIC INFRASTRUCTURE DISTRICT BOARD OF TRUSTEES.
5. RESOLUTION 2026-04
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING AMENDMENTS TO THE MILITARY RECREATION FACILITY PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES AMENDING THE LIGHTING STANDARDS AND UPDATING OTHER SECTIONS OF THE STANDARDS.
6. RESOLUTION 2026-05
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY BOARD ("MIDA") DECLARING THE SATISFACTION AND RELEASE OF SPECIAL ASSESSMENT REVENUE BONDS (FALCON HILL ASSESSMENT AREA), SERIES 2017, AND AUTHORIZING THE RELEASE OF SPECIAL ASSESSMENT LIENS ON BUILDING 1575 (CAZADOR) AND BUILDING J (REDHAWK).

9 a.m. Start of the Stratos Project Area Public Hearing

Before we move into our review of the proposed Stratos Project Area, I'd like to acknowledge several additional audience members today. We have Brett Christensen, Hill Air Force Base, Falcon Hill EUL manager; and Michael Moore, Director of Staff, 75th Wing Command. From the Utah National Guard, welcome, General Shawn Fullenbach. As noted earlier, these are very busy times for Utah's military and so we are grateful for your leadership and that you could join us today.

We also have some members of the Box Elder County community with us today and I'm so appreciative that you could join us here at the Capitol.

Paul, I turn it back over to you.

7. RESOLUTION 2026–06
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE STRATOS PROJECT AREA PLAN AND DIRECTING THE PUBLICATION OF NOTICE OF ITS APPROVAL IN A NEWSPAPER OF GENERAL CIRCULATION AS PROVIDED BY LAW.
8. RESOLUTION 2026-07
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") ADOPTING THE MIDA STRATOS PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES THAT WILL CONTROL THE DEVELOPMENT OF PROPERTY WITHIN THE BOX ELDER LOCATION OF THE STRATOS PROJECT AREA.
9. RESOLUTION 2026-08
   A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA) APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT

AGREEMENT BETWEEN MIDA AND THE MASTER DEVELOPER OF THE STRATOS PROJECT AREA.

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10. ORDINANCE 2026-01
    AN ORDINANCE OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") LEVYING A MUNICIPAL ENERGY SALES AND USE TAX IN THE STRATOS PROJECT AREA.
11. RESOLUTION 2026-09
    A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") APPROVING AND AUTHORIZING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MIDA AND BOX ELDER COUNTY.

BOX ELDER COUNTY

Box Elder County
1 South Main Street
Brigham City, Utah, 84302

FOR IMMEDIATE RELEASE
April 27, 2026

Box Elder County Defers Decision on Stratos Project

Box Elder County, Utah — The Box Elder County Commission today delayed a decision to approve consent for the proposed Stratos Project after local residents expressed concerns following the County Commission meeting last week. The Stratos Project envisions a state-of-the-art data center to be built in western Box Elder County and was recently approved by the Military Installation Development Authority (MIDA).

By deferring a final decision until a later date, the Commission can take additional time to more fully review the project proposal and understand both the potential benefits and impacts to Box Elder County residents and businesses. To make it easier for County residents to ask questions or share concerns about the project directly with Commissioners, the Commission has developed an online feedback form: https://www.boxeldercountyut.gov/641/Stratos-Project.

"We want Box Elder County residents to know that we are listening and want to hear from you," said County Commission Chair Tyler Vincent. "While we're excited at the potential investment and job creation Stratos can bring, it's our responsibility to make sure this project is done the right way — protecting our agricultural heritage, maintaining local control, and addressing concerns from our residents. Please send us your thoughts and questions, and we'll convey them to MIDA and the other project developers."

The Stratos Project is expected to include a large-scale data center campus supported by integrated, on-site energy generation. By producing power directly at the site, the project is designed to operate without placing additional demand on the regional electrical grid, preserving reliability and electricity rates for local communities.

A special scheduled Commission Meeting for the Commission to consider the project has been set for Monday, May 4, at 4:00 pm, at the Box Elder County Fairgrounds Fine Arts Building in Tremonton, Utah.

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

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For MIDA:
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MIDA
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MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026– 06

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

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

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

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

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

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

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

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

2. The Executive Director is authorized to make changes to the Final Plan to update its text, maps, and legal description, and to make any necessary technical corrections.

3. Adoption and publication of this Resolution constitutes the notice required by § 63H-1-403 of the MIDA Act.

4. In compliance with § 63H-1-403, the Final Plan shall be available for general public inspection and a link to a copy of the Final Plan shall be made available on the MIDA website, https://midaut.org. Members of the public may also obtain a PDF copy of the Final Plan by submitting an email request to contact@midaut.org.

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Military Installation Development Authority
/s/J. Stuart Adams
J. Stuart Adams
Chair

Attest:
/s/Morgan Nebeker
Morgan Nebeker
Records Officer
SLT0000000

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026– 06

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Military Installation Development Authority
/s/J. Stuart Adams
J. Stuart Adams
Chair

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

FOR IMMEDIATE RELEASE May 4, 2026

MEDIA CONTACTS
Kristin Kenney Williams
Military Operations/Communications Director
kristin@commfluent.com | [redacted]

MIDA Board, Box Elder Commission Approve Stratos Project Area, Advancing Major Energy and Technology Investment in Northern Utah

Advancing energy and infrastructure to support military readiness and national security

SALT LAKE CITY — The Military Installation Development Authority (MIDA) Board of Directors recently approved on Friday, April 24 the creation of the Stratos Project Area in Box Elder County, advancing a significant energy and technology infrastructure project in Northern Utah and positioning Utah as a key player in strengthening America's energy capacity and national security infrastructure. The Box Elder County Commission today also approved an interlocal agreement and a resolution to consent to a new MIDA project area.

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

At full buildout, the project includes planned capacity of up to approximately 9 gigawatts of power at the Utah site, positioning the state as a leader in next-generation energy and compute infrastructure.

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

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