



Military Installation Development Authority (MIDA)

September 18,
2023

Mission

“MIDA is a political subdivision with statewide jurisdiction whose mission is to support present and past uniformed service members and base installations through infrastructure development that promotes economic health and sustainable projects for communities in Utah.”



Falcon Hill (2014 - 2023)



Projects Completed: HAFB Software Support Building, Quad Office Buildings, Security Forces Building, Hotel, Retail, MARS Center for Weber State, RIC Complex (Northrop Grumman), DGRC demolition

Projects Underway: 2 security gates, Environmental Remediation, Road Improvements, Museum Expansion, 1200 Series Replacement Buildings

Return on Investment 2023:

New job growth: ~3,500 new

Private Investment: over \$500M

Falcon Hill Research Park: 1,300,000+ sf commercial space, 100,000+ sf Air Force bldgs

Growth in Real Property Taxable Value: **\$431,980,118**

MIDA Bond Issued: Pledged Revenue:

2017 \$2,750,000

Property Assessment (tax increment)

Balance: \$2,080,000

2017 CPACE \$3,625,000

Property Assessment (tax increment)

Balance: \$2,658,000

Tax Increment Received (Property tax allocation)

2022

\$1,571,885

2023

\$2,840,933

2024

\$3,690,900 (estimated)

Military Recreation Facility (2014 - 2023)



Public and Military Recreational Amenities: MWR hotel, ski resort, dedicated/multi-use trails, golf academy/equestrian center and military conferences.

ROI 2023:

\$187 million

170 new residents

1,035 new subdivision lots

140 Affordable housing units (Obligation)- hope to deliver up to 660 units

3,120 acres of preserved open space land

Public biking/hiking trail network

Armed services/wounded veterans recreational programs and military discounts

ROI 2030:

\$6.6 billion

2,900 new residences/\$5.4 billion est.

5,000 - 7,500 new jobs

7 Hotels/1,375 rooms \$524 million est.

700K sq ft Village

105K sq ft Commercial (Skyridge)

Tourism spending: \$400 million/year - \$1.5 billion cumulative

Project Area Revenues:

2023 **\$16.9MM**
2024 **\$31.5MM(est)**

Issuer	Bond Issued	Pledged Revenue
Mountain Village PID	2020 \$ 68,500,000	Property Assessment
Mountain Village PID	2021 \$ 99,800,000	Property Assessment
Golf & Equestrian PID	2021 \$ 71,010,000	Tax increment & sales tax
MIDA	2021 \$260,000,000	Tax increment, MWR Hotel Revenue
Military Dev Infrastructure Bank	2021 \$14,000,000	Tax increment & sales tax

Legislative Appropriations



Project	FY 2021-22	FY 2022-23	FY 2023-24	Total
Sparrowhawk (Weber State)	2,071,100			2,071,100
Hill AFB Museum	12,480,000	3,120,000		15,600,000
North Gate (5600 Interchange)	28,476,000	1,040,000	2,152,500	31,668,500
Portals under I-40 in Wasatch	4,680,000		7,175,000	11,855,000
Westside Frontage Rd Wasatch	10,000,000			10,000,000
FY Total	57,707,100	4,160,000	9,327,500	71,194,600

Public Infrastructure Districts (PID)

JMARA PID:

Land revitalization project to provide local residents green space and community recreation opportunities for health and wellness. Facilities will be designed for adaptive sports and inclusivity. Additional infrastructure aims to alleviate strain on parking and traffic for nearby amenities.



Other PIDs:

MIDA Mountain Village PID

MIDA Golf and Equestrian Center PID

Mechanisms to help finance public infrastructure and to manage municipal services within the MRF Project Area

Potential Future PIDs:

Falcon Hill PID

Possible mechanism to help finance the 1200 series replacement buildings as well as to potentially manage certain municipal services within the Falcon Hill Project Area

Future Projects



Tooele Army Depot
Dugway Proving Grounds road improvements
Falcon Hill Childcare Center
Extensive adaptive sports, veterans, and military spousal/family recreation programs
Affordable housing