



**Military Installation
Development Authority**

ECONOMIC DEVELOPMENT & WORKFORCE SERVICES INTERIM COMMITTEE

October 21, 2026

**Dan Hemmert
Military Development Authority Executive Director**

Heard in the Economic Development and
Workforce Services Interim Committee
Meeting on 10/21/2026



An Overview of MIDA's Statutory Operations



MISSION – Why MIDA Exists

“The Military Installation Development Authority (MIDA) is a political subdivision with statewide jurisdiction whose mission is to support the military community and base installations through facilitating development that promotes economic health and sustainable projects in partnership with communities in Utah.”

PROJECTS – How Development Advances the Mission

Coordinate military needs, local governments and private investment to deliver critical infrastructure, strengthen military readiness and generate long-term economic benefits.

MODEL – How MIDA Works

Created by the Legislature in 2007 under Utah Code Title 63H, Chapter 1, with independent land use, development and financing authority to support military-related projects.

ACCOUNTABILITY – How We Are Accountable to the Public

Public meetings and records, independent financial audits, statutory approval requirements and ongoing financial oversight.

Why MIDA

Independent. Focused on a Unique Military Mission.



Military-Focused Authority

MIDA's independent land use and development authority ensures projects remain focused on supporting military readiness, installations and long-term defense needs.

Coordinating Across Jurisdictions

MIDA serves as a bridge between the military, state and local governments, coordinating complex projects that span multiple jurisdictions and require specialized partnerships.

Direct Land Use & Operational Responsibilities

Unlike other economic development authorities, MIDA can exercise land use authority and remain directly involved in planning, infrastructure, permitting and ongoing project-area operations.

Long-Term Planning & Continuity

MIDA provides a consistent framework for major infrastructure and development projects that span decades, maintaining the military mission throughout the life of a project area.

Financial Independence & Oversight

Unlike other economic development authorities, MIDA doesn't tap into State of Utah coffers; project area-generated revenues support MIDA's operations and infrastructure investments, with independent audits, statutory safeguards and financing structures designed to limit financial exposure to the state.

How a Project Area Emerges



01

MILITARY NEED | 1 – 12 Months

Project begins with an identified and documented military purpose, including requests from federal defense leadership, base commanders or military/veteran organization leaders.

02

STATUTORY & LEGISLATIVE ALIGNMENT | 1 – 3 Months

MIDA staff and counsel verify that the proposed scope falls within authorized statutory powers under Utah Code Title 63H, Chapter 1.

03

LOCAL CONSENT & PROJECT AREA CREATION | 3 – 48 Months (MRF took 4 years)

For nonmilitary land, obtain required local government consent and landowner approvals, as applicable, followed by public meetings and adoption of the Project Area Plan.

04

PRIVATE INVESTMENT AND ECONOMIC EXECUTION | 1 – 8 Years

Where applicable, private partners invest upfront capital to construct commercial and defense-related facilities and support project development.

05

VALUE REALIZATION AND REINVESTMENT | 40 Years (upon CO)

Newly generated property tax increment from private development supports eligible public infrastructure investments and project-related obligations.

MIDA Recent Accomplishments

MIDA Partnerships Creating a Track Record of Successful Outcomes



MILITARY READINESS & VETERAN SUPPORT

Design completed and construction underway on the 1573 Air Force Building, the first 1200 Series building replacement at Falcon Hill

Design completed for the Weber State University / U.S. Air Force CAMP building at Falcon Hill

100 rooms dedicated to eligible service members at discounted rates through Wasatch County MRF

Utah National Guard Project Area established, encompassing 27 properties

Retired military executive director hired for the nonprofit Mountain Veterans Program

Construction of 63-room, ADA-designed for the Mountain Veterans Program

Construction of new parking facility at the Beaver National Guard Armory

ECONOMIC DEVELOPMENT & PRIVATE INVESTMENT

1.5 million square feet of office space fully leased at Falcon Hill

Northrop Grumman announced an additional 1,200 jobs and several new contracts at Falcon Hill

Draper Labs facility groundbreaking at Falcon Hill

Acquisition of 42 workforce housing units at MRF

Dozens of year round recreational programs for active duty military and retired military

6,000 permanent jobs expected at the MRF in Wasatch County and more than \$4 billion in private investment

PUBLIC INFRASTRUCTURE & ENVIRONMENTAL IMPROVEMENTS

North Truck Gate improvements at Falcon Hill

1800 North Gate and interchange connection, with construction ongoing

Relocation of Marathon pipeline and Weber Basin vault at Falcon Hill

Water Master Plan in design for the full Falcon Hill Enhanced Use Lease area, including Weber Basin waterline relocation and connections at 650 North and 1800 North

\$3.5 million in environmental remediation at Falcon Hill

5600 South Interchange at Falcon Hill

\$20 million in environmental remediation at MRF

Six water tanks completed at MRF

3,500 acres placed in conservation easement and 70 miles of trails at MRF

11 miles of essential roadway completed at MRF

COMMUNITY INVESTMENT & LOCAL SUPPORT

Increased property tax revenues from \$400 in 2011 to over \$18M in 2025 for MIDA, HAFB PIK, and taxing entities

\$300,000 distributed in excess Falcon Hill municipal services revenue

\$300,000 contributed to the Hill Aerospace Museum

\$500,000 committed to military and veterans initiatives

\$1 million for the National Guard Beaver Armory

\$85,000 for the Weber State / Air Force CAMP building

\$100,000 for the Wasatch Back transit study

OPERATIONS, PARTNERSHIPS & ACCOUNTABILITY

244 building permits issued across Falcon Hill and MRF in partnership with local land use and federal authorities

More than 40 public meetings conducted

1,500 hours of due diligence on prospective and existing projects

Active partnerships with GOED, WTC, EDCU and the Inland Port to coordinate state economic development Policy and procedure review for compliance

Internal quality review of processes for efficiency and effectiveness

Financial controls and oversight audited

State-required reporting requirements audited

Clean third-party audits

Five-year strategic plan and annual report developed

Delivering Economic Growth Across Utah

MIDA's Recent Economic Impact & Projected Growth



Nearly 2,200*

Permanent jobs in the past 12 months

Nearly 9,000*

Permanent jobs created over five years

More Than \$8 Billion

Projected private investment by 2030

According to the Kem C. Gardner Policy Institute, Utah's defense industry supported more than 173,000 jobs and contributed \$22.2 billion to the state's GDP in 2023. MIDA supports this broader defense economy through military-focused infrastructure, development and private investment.

**Best Estimate*

State of Project Areas



Pre-Development (4)

Stratos
Utah National Guard*
Tooele Army Depot
Dugway Proving Ground

Active (3)

Military Recreation Facility
Falcon Hill
Mountain Veteran Program

Inactive (1)

Utah Data Center

Predominantly Government Land (5)

Falcon Hill
Dugway Proving Ground
Tooele Army Depot
Utah Data Center
Utah National Guard

Predominantly Private Land (3)

Military Recreation Facility
Mountain Veteran Program
Stratos

\$718 Million (4% is spendable cash)

Reported assets as of June 30, 2026

\$43.27 Million

Combined cumulative property tax
increment generated by Falcon Hill and the
Military Recreation Facility



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Questions?

MIDA public resources available at
<https://www.utah.gov/pmn/sitemap/publicbody/1077.html> and <https://www.midaut.org/>

MIDA financial information available at
<https://www.midaut.org/standardfinancials>

