

# UTAH STATE SENATE

## 2016 CONFLICT OF INTEREST FINANCIAL DISCLOSURE

*All versions of this document, including amended versions, shall remain on the legislative website and in the Senate main office (hard copy) for four years from the date the completed form is received by the Secretary of the Senate.*

*NOTE: "preceding year" means the year immediately preceding the day on which the officeholder files a Conflict of Interest form. UCA: 20A-11-1602(6)*

**1. Name of Officeholder: WAYNE NEIDERHAUSER**

**2. Employment**

*(An officeholder is required to disclose each of the officeholder's current employers, as well as employers during the preceding year) [2014 Gen. Session, HB 394, pg. 21]*

Name & address of CURRENT employer(s)	Brief description of employment	Occupation and/or job title
STATE OF UTAH	REAL ESTATE DEVELOPMENT	VICE PRESIDENT
FREEDOM EAGLE REALTY PLLC	STATE SENATE	SENATOR
Name & address of PRECEDING YEAR'S employer(s)	Brief description of employment	Occupation and/or job title
CW MANAGEMENT CORP	REAL ESTATE BROKERAGE	MEMBER

**3. Entities in which you are an owner or officer [2014 Gen Session, HB 394, pg 21]**

CURRENT YEAR: Name of entities	Type of business or activity conducted by each entity	Your position in each entity
SEE ATTACHED		
PRECEDING YEAR: Name of entities	Type of business or activity conducted by each entity	Your position in each entity
SEE ATTACHED		

**4. Each individual or entity from whom the regulated officeholder has received \$5,000 or more *in income* currently and during the preceding year**

[2014 Gen. Session, HB 394, pg. 21]

NOTE: UCA 20A-11-1604 (5) (b): "in making the disclosure . . . , a regulated officeholder who provides goods or services to multiple customers or clients as part of a business or a licensed profession is only required to provide the information described in Subsection (4)(e) in relation to the entity or practice through which the regulated officeholder provides the goods or services and is not required to provide the information described in Subsection (4)(e) in relation to the regulated officeholder's customers or clients."

Name of individual or entity	Type of business or activity conducted by the entity
FREEDOM EAGLE REALTY PLLC	REAL ESTATE MANAGEMENT, DEVELOPMENT AND BROKERAGE

**5. Each entity in which you currently hold any stocks or bonds having a fair market value of \$5,000 or more, including info for the preceding year**

[2014 Gen. Session, HB 394, pg. 21]

(excludes funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds)

Name of entity	Type of business or activity conducted by the entity
ASPEN DEVELOPMENT CORP CW MANAGEMENT CORP STONE FLY DEVELOPMENT CORP	REAL ESTATE MANAGEMENT, DEVELOPMENT AND BROKERAGE

**6. Entity or organization for which you serve on the board of directors or in any other type of paid leadership capacity (include current and preceding year)**

[2014 Gen. Session, HB 394, pg. 21]

\* (only required to list those entities not already listed in responses to questions 3,4, or 5)

Name of entity or organization	Type of business or activity conducted by the entity	Your position in the entity or organization
ENVISION UTAH CRIMINAL JUSTICE ADV VISIT SALT LAKE SHAKESPEARE FEST AM LEG EX COUNCIL SPF UTAH SPORTS COMM ASSEMBLY OF STATE LEG	COMMUNITY PLANNING ORG CO. CRIMINAL JUSTICE BD SALT LAKE CVB ARTS ORG NATIONAL POLICY GROUP NATIONAL SENATE PRESIDENT SPORTS ORGANIZATION NATIONAL LEGISLATIVE ORG.	BOARD MEMBER BOARD MEMBER BOARD MEMBER BOARD MEMBER BOARD MEMBER BOARD MEMBER BOARD MEMBER BOARD MEMBER

**7. Description of any real property in which the legislator holds an ownership or other financial interest that the legislator believes may constitute a conflict of interest (optional) [2014 Gen. Session, HB 394, pg. 22]**

Description of the real property	Description of the type of interest held by the legislator
7359 WASATCH BLVD., COTTONWOOD HEIGHTS	CANYON CENTRE CAPITAL, LLC-MANAGER
1150 S. MILL ROAD, SPANISH FORK	OLD MILL CAPITAL, LLC.- MANAGER
14400 SOUTH 1300 WEST, BLUFFDALE	GMMN HOLDINGS, LLC- MEMBER
9067 SOUTH 1300 WEST, WEST JORDAN	WEST JORDAN GATEWAY, LLC- MANAGER
14500 SOUTH 1300 WEST, BLUFFDALE	CW MANAGEMENT CORP
2003 SOUTH 1640 WEST, WOODS CROSS	MGM HANGRS, LLC.- MEMBER
558 NORTH REDWOOD ROAD, SLC	GRANITE ASSETS, LP- PARTNER

**8. Name of spouse and any other adult residing in your household who is not related by blood or marriage. [see 2014 Gen. Session, HB 394; pg. 22]**

Name of SPOUSE:	<b>MELISSA NIEDERHAUSER</b>
Names of OTHER ADULTS residing in home who are not related by blood or marriage:	

**9. Employment information for your spouse and any other adult residing in your household that is not related to you by blood or marriage - include current employer and employer(s) during the preceding year [2014 Gen. Session, HB 394, pgs. 20 and 22]**

SPOUSE's current employer(s):	Address of spouse's current employer(s)
CANYONS SCHOOL DISTRICT	9150 S. 500 W SANDY, UT 84070
SPOUSES's employer(s) in the preceding year:	Address of spouse's preceding year employer(s)
SAME	

**Information for other adults not related by blood or marriage who are living in the same home as officeholder:**

**NAME OF INDIVIDUAL:**

**Brief description of employment & occupation**

**10. Any other matter or interest you believe may constitute a conflict of interest** *(optional) [2014 Gen. Session, HB 394, pg. 22]*

**I certify that I believe the information provided on this form is true and accurate to the best of my knowledge:**

S/WAYNE NIEDERHAUSER  
(Signature of Senate member)

1/22/16  
(Date)

*Received by the Secretary of the Senate:*

S/LESLIE McLEAN  
(Signature of Secretary of the Senate)

1/22/16  
(Date)

**#3 CURRENT YEAR  
SENATOR WAYNE L. NIEDERHAUSER  
2016 CONFLICT**

GMMN Holdings, LLC	Real Estate Management	Manager
Salem Capital, LLC	Real Estate Management	Manager
CMN Investment	Real Estate Management	Manager
West Jordan Gateway Office Park Association, Inc.	Office Owners Association	Trustee
C.W. Management Corp.	Real Estate Management	Vice President
Springview Farms Homeowners Association, Inc.	Homeowners Association	Trustee
West Jordan Gateway, LLC.	Real Estate Management	Manager
MCN Capital, LLC.	Real Estate Management	Manager
Old Mill Capital	Real Estate Development	Manager
Canyon Centre Capital, LLC.	Real Estate Development	Member
WJG 9071 Condo Association	Office Owners Association	Trustee
CW Real Estate Services	Real Estate Brokerage	Member
CW Property Management	Real Estate Property Management	Member
Stone Fly Development Corp	Real Estate Development	Sec/Treasurer
Committee to Elect Wayne Niederhauser	Political Committee	Candidate
Granite Assets, LP	Investment Management	Member
Steam Mill Capital, LP	Real Estate Management	Member
Aspen Development Corp	Real Estate Management	President
Riverside Cove Homeowners Association, Inc	Homeowners Association	Trustee
CW. Homes, LLC	Home Building	Member
Freedom Eagle Realty PLLC	Real Estate Brokerage	Member

**#3 PREVIOUS YEAR  
SENATOR WAYNE L. NIEDERHAUSER  
2015 CONFLICT**

GMMN Holdings, LLC	Real Estate Management	Manager
Salem Capital, LLC	Real Estate Management	Manager
CMN Investment	Real Estate Management	Manager
West Jordan Gateway Office Park Association, Inc.	Office Owners Association	Trustee
C.W. Management Corp.	Real Estate Management	Vice President
Springview Farms Homeowners Association, Inc.	Homeowners Association	Trustee
West Jordan Gateway, LLC.	Real Estate Management	Manager
MCN Capital, LLC.	Real Estate Management	Manager
Old Mill Capital	Real Estate Development	Manager
Canyon Centre Capital, LLC.	Real Estate Development	Member
WJG 9071 Condo Association	Office Owners Association	Trustee
CW Real Estate Services	Real Estate Brokerage	Member
CW Property Management	Real Estate Property Management	Member
Stone Fly Development Corp	Real Estate Development	Sec/Treasurer
Committee to Elect Wayne Niederhauser	Political Committee	Candidate
Granite Assets, LP	Investment Management	Member
Steam Mill Capital, LP	Real Estate Management	Member
Aspen Development Corp	Real Estate Management	President
Riverside Cove Homeowners Association, Inc	Homeowners Association	Trustee
CW. Homes, LLC	Home Building	Member

**#4 INCOME**  
**SENATOR WAYNE L. NIEDERHAUSER**  
**2016 CONFLICT**

GMMN Holdings, LLC	Real Estate Management	Manager
Salem Capital, LLC	Real Estate Management	Manager
C.W. Management Corp.	Real Estate Management	Vice President
MCN Capital, LLC.	Real Estate Management	Manager
Old Mill Capital	Real Estate Development	Manager
Canyon Centre Capital, LLC.	Real Estate Development	Member
CW Real Estate Services	Real Estate Brokerage	Member
Stone Fly Development Corp	Real Estate Development	Sec/Treasurer
Granite Assets, LP	Investment Management	Member
Aspen Development Corp	Real Estate Management	President
CW. Homes, LLC	Home Building	Member
Freedom Eagle Realty PLLC	Real Estate Brokerage	Member