

**MINUTES
CHELSEY PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

A. Call to Order

M. Thomas Jolley called to order the meeting of the Chelsey Public Infrastructure District No. 1 at 10:00am on June 23, 2023 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The meeting convened at 10:08am.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Ryan Kent – Developer/Trustee (in-person)
- Joe Darger – Developer/Trustee (in-person)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Ashley Tedesco – District Counsel Paralegal (in-person)
- Aaron Wade – Bond Counsel (via Zoom)
- Darci Stephens Bond Counsel (via Zoom)
- Samuel Elder – Underwriter (via Zoom)
- Johnathan Ward – Financial Advisor (via Zoom)
- Jeanette Harris – Financial Advisor (via Zoom)

C. Consent Items

1. Approve the draft minutes of the board meeting held on June 7, 2023.
 - a. Joe Darger moves to approve the draft minutes of the board meeting held on June 7, 2023.
 - b. Ryan Kent seconds the motion to approve the draft minutes of the board meeting held on June 7, 2023.
 - c. Ryan Kent: Aye / Joe Darger: Aye
 - d. The motion passes unanimously

D. Public Hearings

1. Hold a Public Hearing to receive input from the public with respect to (a) issuance of Limited Tax General Obligation Bonds, Series 2023-A-1 (the “**2023 A-1 Senior Bonds**”) and Subordinate Limited Tax General Obligation Bonds Series 2023B (the “**2023B Subordinate Bonds**”) and collectively the “**Bonds**”; and (b) any potential economic impact that the Project to be financed with the proceeds of the Bonds may have on the private section. Members of the public wishing to comment may connect electronically via Zoom at:

<https://us02web.zoom.us/j/81857335299?pwd=ellxN0ZkRzJkeCtjT1M3emNnVUNXUT09>

- a. The hearing is opened for public comments and questions.
- b. No members of the public are present, thus no comments or questions are presented.
- c. Joe Darger moves to close the public hearing.
- d. Ryan Kent seconds the motion to close the public hearing.
- e. Ryan Kent: Aye / Joe Darger: Aye
- f. The motion passes unanimously

E. Action Items

1. Consider approval of Resolution 2023-08: A resolution establishing the terms and conditions of the issuance of the District's not to exceed \$8,284,733.00 Special Assessment Bonds, Series 2023A-2 (Chelsey Assessment Area No. 1) (the "**Series 2023A-2 Bonds**"); authorizing the execution by the District of an Indenture of Trust and Pledge relating to the Series 2023A-2 Bonds; providing for the running of a contest period; and related matters.
 - a. Joe Darger moves to approve Resolution 2023-08
 - b. Ryan Kent seconds the motion to approve Resolution 2023-08
 - c. Ryan Kent: Aye / Joe Darger: Aye
 - d. The motion passes unanimously
2. Consider approval of the proposed Funding and Reimbursement Agreement (Administrative) between the District and Chelsey Partners LLC, and authorizing the District Chair to sign.
 - a. Ryan Kent moves to approve the proposed Funding and Reimbursement Agreement (Administrative) between the District and Chelsey Partners LLC, and authorizes the District Chair to sign.
 - b. Joe Darger seconds the motion to approve the proposed Funding and Reimbursement Agreement (Administrative) between the District and Chelsey Partners LLC, and authorizes the District Chair to sign.
 - c. Ryan Kent: Aye / Joe Darger: Aye
 - d. The motion passes unanimously
3. Consider approval of the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners LLC, and authorizing the District Chair to sign.
 - a. Ryan Kent moves to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners LLC, and authorizes the District Chair to sign.
 - b. Joe Darger seconds the motion to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and Chelsey Partners LLC, and authorizes the District Chair to sign.
 - c. Ryan Kent: Aye / Joe Darger: Aye

d. The motion passes unanimously

F. Administrative Non-Action Items

N/A

G. Adjourn

1. Joe Darger moves to adjourn the meeting
2. Ryan Kent seconds the motion to adjourn the meeting
3. Ryan Kent: Aye / Joe Darger: Aye
4. Meeting adjourned at 10:27am

Signed:

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Dallas Buckner, District Clerk/Secretary

Date: June 23, 2023