

**MINUTES**  
**Black Desert Public Infrastructure District**  
**Board of Trustees**  
**Special Meeting**

**MEETING HELD ON MARCH 6, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S.,  
SUITE B-200, ST. GEORGE, UTAH 84770  
AT 2:30 P.M.**

**MEMBERS PRESENT:** Stephenie Nast, Patrick Manning, Brett Boren (via zoom)

**ALSO PRESENT:** Michael Jensen, (via zoom) & Jennifer Gowans Snow Jensen & Reece, Randy Larsen, Bond Council, (via zoom) Kira Kaur – DA Davidson, (via zoom) Hayden Jeppson & Damon Georgelas – Reef Capital Partners & the Developer (via zoom), Shelby Clymer – CLA (via zoom)

**A.     Call to Order**

Meeting convened at 2:35pm

**B.     Public Comment**

There are no members of the public present.

**C.     Consent Items**

**1. Approve the minutes of the Board meeting held on February 16th, 2024.**

Stephenie Nast moves to approve the meeting minutes from February 16, 2024.

Brett Boren seconds the motion.

Brett Boren: Aye

Stephenie Nast: Aye

Patrick Manning: Aye

**D.     Action Items**

1. Consider adoption of proposed Resolution 2024-03, establishing the terms and conditions of an Amended and Restated Assessment Ordinance for the Black Desert Assessment Area #1 (the “Assessment Area”), authorizing the execution of an Amended and Restated Designation Resolution and an Amended and Restated Assessment Ordinance for the Assessment Area; approving an updated appraisal for the Assessment Area; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters.

Brett Boren makes a motion to approve Resolution 2024-03.  
Patrick Manning seconds the motion.

Brett Boren: Aye

Stephenie Nast: Aye

Patrick Manning: Aye

**E. Other Items From Board Members**

The Board members have nothing further to address.

**F. Adjourn**

Patrick Manning moves to adjourn.

Brett Boren seconds the motion.

Brett Boren: Aye

Stephenie Nast: Aye

Patrick Manning: Aye



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Stephenie Nast, District Clerk

DATE: 04/23/2024

A recording of this public meeting is available by contacting Jennifer Gowans at (435) 628-3688.

SIGNATURE CERTIFICATE



REFERENCE NUMBER  
E11F3325-14A2-48F3-9CD6-DE415337E404

TRANSACTION DETAILS	DOCUMENT DETAILS
<b>Reference Number</b> E11F3325-14A2-48F3-9CD6-DE415337E404	<b>Document Name</b> BDPID 2024 03 06 Minutes
<b>Transaction Type</b> Signature Request	<b>Filename</b> BDPID_2024_03_06_Minutes.docx
<b>Sent At</b> 04/22/2024 13:41 MST	<b>Pages</b> 2 pages
<b>Executed At</b> 04/23/2024 15:02 MST	<b>Content Type</b> application/vnd.openxmlformats-officedocument.wordprocessingml.document
<b>Identity Method</b> email	<b>File Size</b> 35.3 KB
<b>Distribution Method</b> email	<b>Original Checksum</b> 06a7a4610b8477128b6523b6ddb77f86fdd0e740ec46fc030f137bfd0975a59
<b>Signed Checksum</b> 68c352914955cba9ea4bd4adb14a599bde62ce80a8bfec625fd5ef8f3a7d373	
<b>Signer Sequencing</b> Disabled	
<b>Document Passcode</b> Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<b>Name</b> Stephenie Nast	<b>Status</b> signed	<b>Viewed At</b> 04/23/2024 15:02 MST
<b>Email</b> nast@mtnwestdevelopment.com	<b>Multi-factor Digital Fingerprint Checksum</b> 3f3be12c7ee3dea6aa671b8b038565e1dc4f2b17df83ac4170a9372c31cb79c7	<b>Identity Authenticated At</b> 04/23/2024 15:02 MST
<b>Components</b> 2	<b>IP Address</b> 69.131.76.138	<b>Signed At</b> 04/23/2024 15:02 MST
	<b>Device</b> Microsoft Edge via Windows	
	<b>Typed Signature</b> 	
	<b>Signature Reference ID</b> 78841B16	

AUDITS

TIMESTAMP	AUDIT
04/22/2024 13:41 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'BDPID_2024_03_06_Minutes.docx' on Chrome via Windows from 208.117.120.90.
04/22/2024 13:41 MST	Stephenie Nast (nast@mtnwestdevelopment.com) was emailed a link to sign.
04/23/2024 14:02 MST	Stephenie Nast (nast@mtnwestdevelopment.com) was emailed a reminder.
04/23/2024 15:02 MST	Stephenie Nast (nast@mtnwestdevelopment.com) viewed the document on Microsoft Edge via Windows from 69.131.76.138.
04/23/2024 15:02 MST	Stephenie Nast (nast@mtnwestdevelopment.com) authenticated via email on Microsoft Edge via Windows from 69.131.76.138.
04/23/2024 15:02 MST	Stephenie Nast (nast@mtnwestdevelopment.com) signed the document on Microsoft Edge via Windows from 69.131.76.138.