

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

Stephenie Nast

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

Reference Number
E11F3325-14A2-48F3-9CD6-DE415337E404**Transaction Type**

Signature Request

Sent At

04/22/2024 13:41 MST

Executed At

04/23/2024 15:02 MST

Identity Method

email

Distribution Method

email

Signed Checksum

68c352914955cba9ea4bd4adb14a599bde62ce80a8fbfec625fd5ef8f3a7d373

Signer Sequencing

Disabled

Document Passcode

Disabled

DOCUMENT DETAILS

Document Name
BDPID 2024 03 06 Minutes**Filename**
BDPID_2024_03_06_Minutes.docx**Pages**

2 pages

Content Type

application/vnd.openxmlformats-officedocument.wordprocessingml.document

File Size

35.3 KB

Original Checksum

06a7a4610b8477128b6523b6ddbf77f86fd0e740ec46fc030f137bfd0975a59

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Stephenie Nast	Status signed	Viewed At 04/23/2024 15:02 MST

Email
nast@mtnwestdevelopment.com

Components
2

Multi-factor Digital Fingerprint Checksum
3f3be12c7ee3dea6aa671b8b038565e1dc4f2b17df83ac4170a9372c31cb79c7

IP Address
69.131.76.138

Device
Microsoft Edge via Windows

Typed Signature


Signature Reference ID
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.