

MINUTES
Black Desert Public Infrastructure District
Board of Trustees
Special Meeting

**MEETING HELD ON AUGUST 28, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S.,
SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:00 A.M.**

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

ALSO PRESENT: Matt Ence, District Counsel, Michael Jensen, Snow Jensen & Reece (via zoom) Aaron Wade & Adam Daly, Bond Council, (via zoom) Randy Larsen, (via zoom) David Hutchison – CLA, (via zoom) & Damon Georgelas – Reef Capital Partners & the Developer (via zoom) & Jennifer Gowans, Snow Jensen & Reece.

A. Call to Order

The meeting convened at 9:01am.

B. Public Comment

There is no one present from the public to comment.

C. Consent Items

1. Approve the minutes of the Board meeting held on July 23, 2024.

Stephenie Nast motions to approve the meeting minutes for July 23, 2024.

Patrick Manning seconds the motion.

Stephenie Nast: Aye

Patrick Manning: Aye

D. Action Items

1. Consider accepting Resolution 2024-07 A Resolution of the property owners consents, that hereby acknowledges, consistent with property owner consents previously given, Black Desert Public Infrastructure District (the "District") will issue in one or more issuances of Limited Tax Bonds (the "Additional Bonds") in a principal amount not to exceed an additional Fifty Million Dollars (\$50,000,000) for the same or similar purposes as permitted under the Act, and to the authorization and issuance of the Additional Bonds due and payable with a term not to exceed forty (40) years from the date of issuance of the Additional Bonds. Authorizing the undertaking of all other documents associated with this bond issuance.

Matt Ence takes the board through the resolution. Aaron Wade adds comments about the Property owners Consents and other documents. It is concluded that there are revisions needed to the documents.

Patrick Manning moves to approve the Resolution 2024-07 subject to the revisions to be made.

Stephenie Nast seconds the motion.

Brett Boren: Aye

Stephenie Nast: Aye

Patrick Manning: Aye

F. Other Items From Board Members

The Board members have nothing further to address.

(Brett Boren joined the meeting at 9:07am.)

G. Adjourn

Brett Boren moves to adjourn.

Stephenie Nast seconds the motion.

Brett Boren: Aye

Stephenie Nast: Aye

Patrick Manning: Aye



Stephenie Nast, District Clerk

DATE: 09/09/2024

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

SIGNATURE CERTIFICATE



REFERENCE NUMBER

E5621670-25BF-4CDB-A48B-0EB64E106FD1

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number E5621670-25BF-4CDB-A48B-0EB64E106FD1	Document Name BDPID 2024 08 28 Minutes
Transaction Type Signature Request	Filename BDPID_2024_08_28_Minutes.docx
Sent At 09/09/2024 15:03 MST	Pages 2 pages
Executed At 09/09/2024 15:32 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 36.6 KB
Distribution Method email	Original Checksum 4922157e1774261c3b90ffac663ce5f7a97e5e16fb592091e3f9c6f96c1feb35
Signed Checksum cf5f04de1cbe4442fa5bcefc071fead36160ea3d88eb7a9553f6d9ffb9e1dd2	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Stephenie Nast	Status signed	Viewed At 09/09/2024 15:31 MST
Email nast@mtnwestdevelopment.com	Multi-factor Digital Fingerprint Checksum 7d4bebf49385555ee0020f995ffe285d93020ce90f8162b77a2248601c7d27aa	Identity Authenticated At 09/09/2024 15:32 MST
Components 2	IP Address 74.211.6.15	Signed At 09/09/2024 15:32 MST
	Device Microsoft Edge via Windows	
	Typed Signature 	
	Signature Reference ID 67E602A3	

AUDITS

TIMESTAMP	AUDIT
09/09/2024 15:03 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'BDPID_2024_08_28_Minutes.docx' on Chrome via Windows from 208.117.120.90.
09/09/2024 15:03 MST	Stephenie Nast (nast@mtnwestdevelopment.com) was emailed a link to sign.
09/09/2024 15:31 MST	Stephenie Nast (nast@mtnwestdevelopment.com) viewed the document on Microsoft Edge via Windows from 74.211.6.15.
09/09/2024 15:32 MST	Stephenie Nast (nast@mtnwestdevelopment.com) authenticated via email on Microsoft Edge via Windows from 74.211.6.15.
09/09/2024 15:32 MST	Stephenie Nast (nast@mtnwestdevelopment.com) signed the document on Microsoft Edge via Windows from 74.211.6.15.