

**SAGE CREEK INFRASTRUCTURE FINANCING DISTRICT
INITIAL MEETING**

Tuesday, October 29, 2024 at 3:30 p.m. *via teleconference* and at
MEETING PHYSICAL LOCATION: 1946 W 5600 S, Roy UT, 84067

This meeting is open to the public and may be joined using the following information:

LINK:

<https://us06web.zoom.us/j/84401572063?pwd=yBunTtVwj40KS761xIPxYiT4hjp0i8.1>

Meeting ID: 844 0157 2063

Passcode: 345801

DIAL IN: 720-707-2699

<u>Trustees</u>	<u>Terms</u>
Pat Burns	Term from September 27, 2024 to 6 years from appointment
Nathan Combs	Term from September 27, 2024 to 4 years from appointment
Tom Willis	Term from September 27, 2024 to 6 years from appointment

NOTICE OF INITIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
 - a. Election of District Chair
 - b. Election of District Treasurer/Vice Chair
 - c. Election of District Clerk/Secretary
 - d. Election of Recording Secretary
 - e. Consider Approval of Agenda
3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
4. Action Items
 - a. Engagement Letters
 - i. Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services
 - ii. Approval of Engagement Letter with CliftonLarsonAllen, LLP for Accounting Services

- iii. Ratification of Proposal for Engineering Services with The Connexion Group, LLC
 - iv. Approval of Engagement Letter with D.A. Davidson & Co. as Underwriter
 - v. Approval of Special Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron
 - vi. Approval of Engagement Letter with Gilmore & Bell, PC as Bond Counsel
 - vii. Approval of Engagement Letter with CliftonLarsonAllen, LLP for SAA Administrator Services
- b. Agreements
 - i. Approval of Funding and Reimbursement Agreement with Lync Construction, LLC
 - ii. Approval of Infrastructure Acquisition Agreement with Lync Construction, LLC
- c. Resolutions
 - i. Adoption of Resolution Adopting a Conflicts of Interest Policy
 - ii. Adoption of Resolution Adopting Rules of Order and Procedure
 - iii. Adoption of a Resolution Adopting Written Procedures Governing Electronic Meetings
 - iv. Adoption of a Resolution Adopting a Public Records Policy
 - v. Adoption of Annual Administrative Resolution
- d. Approval of Written Certification to State Auditor
- e. Tentative Budgets
 - i. Adoption of Tentative Operating and Capital Budget for 2024 and Set Public Hearing Date to take Public Comment on Same
 - ii. Adoption of Tentative Operating and Capital Budget for 2025 and Set Public Hearing Date to take Public Comment on Same
 - iii. Authorize Trustees to obtain public surety bonds, as required, through the Utah Local Governments Trust in the amount of \$5,000 for the District Treasurer and \$1,000 each for the District Chair and District Clerk

f. 2024 Bonds

- i. A RESOLUTION OF THE BOARD ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE FOR SAGE CREEK ASSESSMENT AREA (THE “ASSESSMENT AREA”), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN ASSESSMENT ORDINANCE FOR THE ASSESSMENT AREA; APPROVING THE 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.
- ii. A RESOLUTION OF THE BOARD, AUTHORIZING THE ISSUANCE AND SALE OF THE ISSUANCE OF THE DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2024 (SAGE CREEK ASSESSMENT AREA) (THE “SERIES 2024 BONDS”) IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$8,155,000; FIXING THE MAXIMUM PRINCIPAL AMOUNT OF THE SERIES 2024 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2024 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2024 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2024 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE DISTRICT THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2024 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE EXECUTION BY THE DISTRICT OF AN INDENTURE OF TRUST AND PLEDGE, A PRELIMINARY LIMITED OFFERING MEMORANDUM, A LIMITED OFFERING MEMORANDUM, A BOND PURCHASE AGREEMENT, A CONTINUING DISCLOSURE AGREEMENT, A COMPLETION AGREEMENT, A COLLATERAL ASSIGNMENT AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

g. Administrative Non-Action Items

- i. Discussion Regarding Liability Insurance
- h. Board Training – Open and Public Meetings Act
- i. Training required by state auditor for New Board Members:
<https://training.auditor.utah.gov>

5. Adjourn