MINUTES
10^{TH} AND MAIN PUBLIC INFRASTRUCTURE DISTRICT
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF 10^{TH} AND MAIN PUBLIC INFRASTRUCTURE DISTRICT HELD A SPECIAL MEETING ON MONDAY, MAY 12, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 1:30pm

A. Call to Order

M. Thomas Jolley called to order the special meeting of 10^{th} and Main Public Infrastructure District at 10:00am on Monday, May 12, 2025 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 1:32pm.

B. Roll Call

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

Members Present:

- Victor Kimball – Trustee (via Zoom)
- Justin Kimball – Trustee (via Zoom)
- Ryan Kimball – Trustee (via Zoom)
- Jayd Petersen – Trustee (via Zoom)
- David Kimball – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Alyssa Clayton – District Counsel Paralegal (in-person)

C. Preliminary Action Items

1. Renewal of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms

   a. Victor Kimball reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

b. Justin Kimball reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
c. Ryan Kimball reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
d. Jayd Petersen reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
e. David Kimball reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. <u>Consent Items</u>

1. Approve the draft minutes of the board meeting held on December 16, 2024.

   a. Victor moves to approve the draft minutes of the board meeting held on December 16, 2024.
   b. Ryan seconds the motion to approve the draft minutes of the board meeting held on December 16, 2024.
   c. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
   d. The motion passes unanimously.

2. Approve and ratify payment applications and requisition requests made since last board meeting.

   a. Victor moves to approve and ratify payment applications and requisition requests made since last board meeting.
   b. Justin seconds the motion to approve and ratify payment applications and requisition requests made since last board meeting.
   c. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
   d. The motion passes unanimously

E. <u>Action Items</u>

1. Consider accepting the Q1 financial statements.

   a. Ryan moves to accept the Q1 financial statements.
   b. Victor seconds the motion to accept the Q1 financial statements.
   c. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
   d. The motion passes unanimously

2. Consider approval and/or ratification of the Operations, Management, and Maintenance Agreement between the District and Tooele 1000, LLC, and authorizing the Chair to sign.

    a. Victor moves to approve and/or ratify the Operations, Management, and Maintenance Agreement between the District and Tooele 1000, LLC, and authorizes the Chair to sign.
    b. Ryan seconds the motion to approve and/or ratify the Operations, Management, and Maintenance Agreement between the District and Tooele 1000, LLC, and authorizes the Chair to sign.
    c. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
    d. The motion passes unanimously.

3. Consider approval and/or ratification of the Access, Storm Drain System and Maintenance Easement between the District and MRI Investment, LLC, Tally Three, LLC, 1030 Salt Lake City, LLC, and Golden Heights, LLC, and authorizing the Chair to sign.

    a. Ryan moves to approve and/or ratify the Access, Storm Drain System and Maintenance Easement between the District and MRI Investment, LLC, Tally Three, LLC, 1030 Salt Lake City, LLC, and Golden Heights, LLC, and authorizes the Chair to sign.
    b. Victor seconds the motion to approve and/or ratify the Access, Storm Drain System and Maintenance Easement between the District and MRI Investment, LLC, Tally Three, LLC, 1030 Salt Lake City, LLC, and Golden Heights, LLC, and authorizes the Chair to sign.
    c. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
    d. The motion passes unanimously.

F. <u>Administrative Non-Action Items</u>

1. Annual Board Training – Open and Public Meetings Act (https://training.auditor.utah.gov)

    a. Victor Kimball intends on completing his training before the next special meeting.
    b. Justin Kimball intends on completing his training before the next special meeting.
    c. Ryan Kimball intends on completing his training before the next special meeting.
    d. Jayd Petersen intends on completing his training before the next special meeting.
    e. David Kimball intends on completing his training before the next special meeting.

2. Open meeting discussion with Board members of any public infrastructure district business.

a. No matters for discussion are presented.

G. <u>Adjourn</u>

1. Victor moves to adjourn the meeting.
2. Justin seconds the motion to adjourn the meeting.
3. Victor Kimball: Aye / Justin Kimball: Aye / Ryan Kimball: Aye / Jayd Petersen: Aye / David Kimball: Aye
4. Meeting adjourned at 1:58pm

Signed: ________________________________
Ryan Kimball, District Clerk/Secretary

Date: May 12, 2025