MINUTES
PEAK VIEW PLAZA INFRASTRUCTURE FINANCING DISTRICT
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PEAK VIEW PLAZA INFRASTRUCTURE FINANCING DISTRICT HELD A SPECIAL MEETING ON WEDNESDAY, MAY 21, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 12:30pm

A. Call to Order

M. Thomas Jolley called to order the special meeting of Peak View Plaza Infrastructure Financing District at 12:30pm on Wednesday, May 21, 2025 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 12:33pm.

B. Roll Call

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

Members Present:

- David Laloli – Trustee (via Zoom)
- Jeremy Scheer – Trustee (via Zoom)
- Jayson Adam – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Alyssa Clayton – District Counsel Paralegal (in-person)
- David Hutchison – District Accountant (via Zoom)
- Shelby Clymer – District Accountant (via Zoom)

C. Preliminary Action Items

1. Renewal of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms.
    a. David Laloli reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
    b. Jeremy Scheer reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

c. Jayson Adam reviews, completes, and signs his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. Consent Items

1. Approve the draft minutes of the board meeting held on December 9, 2024.

    a. David Laloli moves to approve the draft minutes of the board meeting held on December 9, 2024.
    b. Jayson Adam seconds the motion to approve the draft minutes of the board meeting held on December 9, 2024.
    c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
    d. The motion passes unanimously.

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

    a. David Laloli moves to approve and ratify payment applications and requisition requests made since last board meeting.
    b. Jayson Adam seconds the motion to approve and ratify payment applications and requisition requests made since last board meeting.
    c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
    d. The motion passes unanimously.

E. Action Items

1. Consider accepting the Q4 financial statements for calendar year 2024.

    a. David Laloli moves to accept the Q4 financial statements for calendar year 2024.
    b. Jayson Adam seconds the motion to accept the Q4 financial statements for calendar year 2024.
    c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
    d. The motion passes unanimously

2. Consider accepting the Q1 financial statements for calendar year 2025.

    a. David Laloli moves to accept the Q1 financial statements for calendar year 2025.
    b. Jayson Adam seconds the motion to accept the Q1 financial statements for calendar year 2025.
    c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
    d. The motion passes unanimously

3. Consider approval and/or ratification of a proposal/engagement agreement for

2024 auditing services, and authorizing the Chair to sign.

a. David Laloli moves to approve and/or ratify the proposal/engagement agreement from Haynie & Company to perform auditing services for 2024, and authorizes the Chair to sign.
b. Jayson Adam seconds the motion to approve and/or ratify the proposal/engagement agreement from Haynie & Company to perform auditing services for 2024, and authorizes the Chair to sign.
c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
d. The motion passes unanimously.

4. Consider approval and/or ratification of the Operations, Management, and Maintenance Agreement between the District and Peak View Plaza Owners, Inc., and authorizing the Chair to sign.

a. David Laloli moves to approve and/or ratify the Operations, Management, and Maintenance Agreement between the District and Peak View Plaza Owners, Inc., and authorizes the Chair to sign.
b. Jayson Adam seconds the motion to approve and/or ratify the Operations, Management, and Maintenance Agreement between the District and Peak View Plaza Owners, Inc., and authorizes the Chair to sign.
c. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: 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. David Laloli intends on completing his training before the next special meeting.
b. Jeremy Scheer intends on completing his training before the next special meeting.
c. Jayson Adam intends on completing his training before the next special meeting.

2. Process for reimbursements to Developer (ALS Development, LLC).

a. Shelby Clymer recommend payment for reimbursement to Developer to be made swiftly to avoid additional interest charges. David Laloli confirmed payment has already been made.

3. Open meeting discussion with Board members of any infrastructure financing district business.

a. No matters for discussion are presented.

G. Adjourn

1. David Laloli moves to adjourn the meeting.
2. Jayson Adam seconds the motion to adjourn the meeting.
3. David Laloli: Aye / Jeremy Scheer: Aye / Jayson Adam: Aye
4. Meeting adjourned at 12:52pm

Signed: ________________________________

Jayson Adam, District Clerk/Secretary

Date: May 21, 2025