

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2

2024 ANNUAL REPORT

Pursuant to Utah Code Section 17D-4-205 and the Governing Document for the NS Public Infrastructure District No. 2 (the “**District**”), the District is required to provide an annual report to the City Manager’s Office with regard to the following matters:

For the year ending December 31, 2024 the District makes the following report:

Governing Document Requirements

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

- There were boundary changes made to the District’s boundaries in 2024.
- A copy of NS-Public Infrastructure District #2 Annexation #1 a copy of which is attached hereto and incorporated herein by reference as **Exhibit A**.

2. List of current interlocal agreements, if changed (to be delivered to the City upon request).

- The District entered into that certain Interlocal Agreement with Salem City, Utah, dated September 5, 2024, a copy of which is attached hereto and incorporated herein by reference as **Exhibit B**.

3. Names and terms of Board members and officers and progress towards milestones required for transition to elected Board.

- Names and terms of Board members and officers of the District:

Boyd Brown Term from May 2, 2024, to 6 years from appointment

Jonny Christensen Term from May 2, 2024, to 4 years from appointment

Clay Winder Term from May 2, 2024, to 4 years from appointment

Vacant Term from [date of appointment] to [4 years from appointment]

Vacant Term from [date of appointment] to [6 years from appointment]

- Progress towards milestones required for transition to elected Board:

	Transition Threshold	Anticipated Units	Progress
Trustee 1	50% (357 units) of Anticipated Units have	714 residential units consisting of 143	

	received certificates of occupancy	single-family detached homes, 571 single-family attached homes	
Trustee 2	75% (535 units) of Anticipated Units have received certificates of occupancy	714 residential units consisting of 143 single-family detached homes, 571 single-family attached homes	
Trustee 3	80% (571 units) of Anticipated Units have received certificates of occupancy	714 residential units consisting of 143 single-family detached homes, 571 single-family attached homes	
Trustee 4	90% (642 units) of Anticipated Units have received certificates of occupancy	714 residential units consisting of 143 single-family detached homes, 571 single-family attached homes	
Trustee 5	100% (714 units) of Anticipated Units have received certificates of occupancy	714 residential units consisting of 143 single-family detached homes, 571 single-family attached homes	

4. District office contact information.

NS Public Infrastructure District No. 2

c/o White Bear Ankele Tanaka & Waldron

350 East 400 South, #2301

Salt Lake City, UT 84111

5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed.

- The District adopted a Resolution Adopting a Conflict of Interest Policy on September 4, 2024 which is attached hereto and incorporated herein by reference as **Exhibit C**.
- The District has not adopted rules or regulations regarding bidding, contracting, or other governance matters.

6. A summary of any litigation which involves the District Public Improvements as of the last day of the prior fiscal year.

- To our actual knowledge, based on review of the court records in Utah County, Utah and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2024.
- 7. Status of the District's construction of the Public Improvements as of last day of the prior fiscal year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year.**
- Need construction update from developer.
- 8. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances.**

	Total Debt Authorized	Total Debt Issued	Presently Planned Debt Issuances
District No. 2	\$60,000,000 collectively with District Nos. 1 and 3-5	\$5,210,000 Limited Tax General Obligation Bonds, Series 2024A-1; \$2,660,000 Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2024A-2; and \$1,638,000 Subordinate Limited Tax General Obligation Bonds, Series 2024B	None.

- 9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City.**
- A copy of the official statement for the District can be found here: <https://emma.msrb.org/IssuerHomePage/Issuer?id=18B0DEFB03693CFA4BB596CDB39BF529&type=G>
- 10. Current year budget including a description of the Public Improvements to be constructed in such year.**
- A copy of the District's 2025 budget is attached hereto and incorporated herein by reference as **Exhibit D**.

11. The District's financial statements, for the previous fiscal year, such statements shall be audited if required pursuant to State law or relevant bond documents (such statements shall be submitted within 30 days of completion if completed after 180 days following the end of the fiscal year).

- Accountant to provide

12. Notice of any uncured events of default by the District, which continue beyond a 90-day period, under any Debt instrument.

- To our actual knowledge, the Districts did not receive notice of any uncured events of default by the Districts, which continued beyond a ninety (90) day period, under any debt instrument.

13. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

- To our actual knowledge, there was not any inability of the District to pay its obligations as they came due, in accordance with the terms of such obligations, which continued beyond a ninety (90) day period.

EXHIBIT A

NS Public Infrastructure District #2 – Annexation #1

EXHIBIT B

Intergovernmental Agreement

EXHIBIT C

Resolution Adopting a Conflict of Interest Policy

EXHIBIT D

2025 Budget