MINUTES
HARVEST VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-2
COMBINED SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF HARVEST VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-2 HELD A COMBINED SPECIAL MEETING ON FRIDAY, JUNE 27, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 9:00am

A. Call to Order

M. Thomas Jolley called to order the combined special meeting of Harvest Village Public Infrastructure District Nos. 1-2 at 9:00am on Friday, June 27, 2025 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The combined special meeting convened at 9:02am.

B. Roll Call

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

Members Present:

- Neil Goldman – Trustee (via Zoom)
- Andy Dorobek – Trustee (via Zoom)
- David French – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (in-person)
- Ashley Tedesco – District Counsel Paralegal (in-person)
- Mary Barnes – Bond Counsel Paralegal (via Zoom)
- Sam Elder – Underwriter (via Zoom)

C. Preliminary Action Items

1. Consider combined board meeting for Harvest Village Public Infrastructure District Nos. 1-2

    a. Andy Dorobek moves for a combined board meeting for Harvest Village Public Infrastructure District Nos. 1-2.
    b. David French seconds the motion for a combined board meeting for Harvest Village Public Infrastructure District Nos. 1-2.

    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously

2. Oaths of Office
    a. Neil Goldman recites and signs his Oath of Office.
    b. Andy Dorobek recites and signs his Oath of Office.
    c. David French recites and signs his Oath of Office.

3. Election of District Chair
    a. David French moves to elect Neil Goldman as District Chair.
    b. Andy Dorbek seconds the motion to elect Neil Goldman as District Chair.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

4. Election of District Treasurer/Vice Chair
    a. Neil Goldman moves to elect Andy Dorobek as District Treasurer/Vice Chair.
    b. David French seconds the motion to elect Andy Dorobek as District Treasurer/Vice Chair.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

5. Election of District Clerk/Secretary
    a. Neil Goldman moves to elect David French as District Clerk/Secretary.
    b. Andy Dorobek seconds the motion to elect David French as District Clerk/Secretary.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

6. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms
    a. Neil Goldman will review, complete, sign, and return his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
    b. Andy Dorobek will review, complete, sign, and return his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
    c. David French will review, complete, sign, and return his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. Action Items

1. Consider approval and ratification of the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
   a. Neil Goldman moves to approve and ratify the Governing Documebnt, Final Local Entity, Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
   b. Andy Dorobek seconds the motion to approve and ratify the Governing Documebnt, Final Local Entity, Plat, and all actions taken by the Board of Trustees to consummate the creation of the Districts.
   c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
   d. The motion passes unanimously.

2. Consider approval of Resolution 2025-01: A resolution adopting rules of order.
   a. David French moves to approve Resolution 2025-01.
   b. Andy Dorobek seconds the motion to approve Resolution 2025-01.
   c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
   d. The motion passes unanimously.

3. Consider approval of Resolution 2025-02: A resolution implementing an electronic meetings policy.
   a. Andy Dorobek moves to approve Resolution 2025-02.
   b. Neil Goldman seconds the motion to approve Resolution 2025-02.
   c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
   d. The motion passes unanimously.

4. Consider approval of Resolution 2025-03: A resolution adopting District bylaws, including ethics and fraud prevention policies.
   a. David French moves to approve Resolution 2025-03.
   b. Andy Dorobek seconds the motion to approve Resolution 2025-03.
   c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
   d. The motion passes unanimously.

5. Consider approval of Resolution 2025-04: A resolution implementing a District records policy.
   a. Andy Dorobek moves to approve Resolution 2025-04.
   b. Neil Goldman seconds the motion to approve Resolution 2025-04.
   c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
   d. The motion passes unanimously.

6. Consider authorizing the District Chair to (a) obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, (b) accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
    a. David French moves to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
    b. Andy Dorobek seconds the motion to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $3,500, and to adjust the policy period as needed to coordinate with pending bond insurance.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

7. Consider authorizing the District Chair to obtain public officials' bonds for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the amounts of $250,000 for the District Treasurer and $100,000 for each of the other District Officers, and authorizing the payment of premiums for the same.
    a. Neil Goldman moves to authorize the District Chair to obtain public officials' bonds for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the amounts of $250,000 for the District Treasurer and $100,000 for each of the other District Officers, and authorizes the payment of premiums for the same.
    b. Andy Dorobek seconds the motion to authorize the District Chair to obtain public officials' bonds for the Districts' officers from Utah Local Governments Trust or such other insurance provider in the amounts of $250,000 for the District Treasurer and $100,000 for each of the other District Officers, and authorizes the payment of premiums for the same.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

8. Consider approval of a tentative District board meeting calendar for the calendar year of 2025.
    a. Neil Goldman moves to approve the tentative District board meeting calendar for the calendar year of 2025.

    b. David French seconds the motion to approve the tentative District board meeting calendar for the calendar year of 2025.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

9. Consider approval of an engagement agreement for legal services between the Districts and York Howell, and authorizing the District Chair to sign.
    a. Andy Dorobek moves to approve the engagement agreement for legal services between the Districts and York Howell, and authorizes the District Chair to sign.
    b. David French seconds the motion to approve the engagement agreement for legal services between the Districts and York Howell, and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

10. Consider authorizing the Notice of Public Infrastructure Districts to be filed with the Wasatch County Recorder's Office in compliance with the Governing Document, and authorizing the District Chair to sign.
    a. David French moves to authorize the Notice of Public Infrastructure Districts to be filed with the Wasatch County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
    b. Neil Goldman seconds the motion to authorize the Notice of Public Infrastructure Districts to be filed with the Wasatch County Recorder's Office in compliance with the Governing Document, and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

11. Consider approval of the proposed Funding and Reimbursement Agreement (Administrative) between the Districts and Angstrom Development Group LLC, and authorizing the District Chair to sign.
    a. Neil Goldman moves to approve the proposed Funding and Reimbursement Agreement (Administrative) between the Districts and Angstrom Development Group LLC, and authorizes the District Chair to sign.
    b. David French seconds the motion to approve the proposed Funding and Reimbursement Agreement (Administrative) between the Districts and Angstrom Development Group LLC, and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

12. Consider approval of the proposed Infrastructure Acquisition and Reimbursement Agreement between the Districts and Angstrom Development Group LLC, and authorizing the District Chair to sign.
    a. David French moves to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the Districts and Angstrom Development Group LLC, and authorizes the District Chair to sign.
    b. Neil Goldman seconds the motion to approve the proposed Infrastructure Acquisition and Reimbursement Agreement between the Districts and Angstrom Development Group LLC, and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

E. **Administrative Non-Action Items**

1. Board Training – Open and Public Meetings Act
2. Training required by state auditor for new board members: https://training.auditor.utah.gov
    a. Neil Goldman intends on completing his training before the next special meeting.
    b. Andy Dorobek intends on completing his training before the next special meeting.
    c. David French intends on completing his training before the next special meeting.

F. **Adjourn**

1. Andy Dorobek moves to adjourn the meeting.
2. Neil Goldman seconds the motion to adjourn the meeting.
3. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
4. Meeting adjourned at 9:32am.

Signed: ________________________________
David French, District Clerk/Secretary

Date: June 27, 2025