

**MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES  
LOCAL BUILDING AUTHORITY  
OF THE ZION MOUNTAIN LOCAL SERVICE DISTRICT**

Date: Monday, June 16, 2025

Location: 9065 West Highway 9, Mt. Carmel, UT 84755

Board Members present: Kevin McLaws, Todd McLaws

Board Members absent: Steve Neeleman

Others present: Annie Cozzens, Tom Preston, Mark Petersen, Jason Burningham, Darci Stephens, Gordon Walker, Greg Hardman

1. **Call to order** – Todd called the meeting to order at 5:00 pm. Todd noted that weren't any members from the public on site. He also noted that Steve Neeleman was not in attendance.
2. **Approval of Meeting Agenda** – Kevin motioned to approve the meeting agenda. Todd seconded. Kevin voted aye. Todd voted aye.
3. **Legislative Action Items**
  - a. None
4. **Public Hearing** – Kevin motioned to enter into public hearing to receive input from the public with respect to the proposed issuance of the Series 2025 Bonds and any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of the Series 2025 Bonds may have on the private sector. Todd seconded the motion. Kevin voted aye. Todd voted aye.
  - a. **Public Hearing is to receive input from the public with respect to (i) the proposed issuance of the Series 2025 Bonds and (ii) any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of the Series 2025 Bonds may have on the private sector.** – There are no members from the public in attendance on location. Kevin would like Jason Burningham to introduce the reason for the public hearing to have on record. Jason said the public hearing is to receive input with respect to the proposed issuance of series 2025 Bonds to be issued by the Local Building Authority of Zion Mountain Local Service District. The bonds will be secured similar to the series 2023 bonds, which were issued as lease revenue bonds. These will also be lease revenue bonds on parody with those bonds, for the purpose of constructing and completing the Discovery Center project at the entry way of the East Zion National Park. This particular bond is an expansion to the previous bond, more of a completion to the rest of the project. It's in the par amount of \$6,413,000.00 and previously issued \$15 million, which provides just over \$21 million available to construct and complete the Discovery Center. As noticed, the public hearing is to get the input relative to the economic impact that the improvement or the facility might have. They have done preliminary analysis and looked at the project in the context of the East Zion initiative and also East Zion community reinvestment area. The Analysis showed that the Discovery Center was a significant contribution economically to the overall area within the East Zion area, as well as supporting future economic development with additional expansion to hotel lodge and other amenities that would occur within the area. He mentioned that they are financing this with the help and benefit of the bond purchaser who is the State of Utah, acting through the permanent Community Impact Fund Board. They are agreeing to purchase this supplemental bond issues series 2025 in the amount of \$6.4 million, Which would generally have a 30 year amortization at 2% interest rate. At the present time they are scheduled to close on or about July 10<sup>th</sup>, at which time the proceeds would be available to the District. Kevin noted that he recently had a group up to the project from Zion Forever. They are just learning about the project, and they were positively inspired by the purpose and mission of the center. Kevin has introduced the project to several people, and they are happy to be able to have the supplemental funding go through so they can finish the project. Kevin is in regular weekly contact with Mark and Tom with Asesor, the project managers, and has really drilled into the budget and asks if they are confident in the accuracy of the numbers to finish the project, and they agree and are

confident in the numbers. Gordon Walker also noted that he recently had a discussion with the manager of the Board funding this, and there was excitement and interest in closing the bonds. They are just as interested in closing the bonds and moving forward with the project. There were no other comments from the meeting attendees.

Kevin motioned to move out of public hearing. Todd seconded the motion. Kevin voted aye. Todd voted aye.

**5. Administrative Action Items**

- a. **Review and approval of DC Funding Request for April and sending CIB Disbursement #28.**  
Mark with Asesor presented the invoices from May and updated the Board with the project status. The invoices are as follows: Asesor \$15,000. Hi-Road Building \$44,329.61. Landmark Testing \$2,600. Overland Partners \$8,900.80. PAE \$3,508.75. Sherwood Engineers \$1,868.75. Zion Mountain Builders \$317,153.41. Total Disbursement request \$393,361.32. Kevin motioned to approve the CIB Disbursement Request #28 for May 2025 in the amount of \$393,361.32 subject to the grammatical change of removing February and updating it with May. Todd seconded the motion. Kevin voted aye. Todd voted aye.

**6. Administrative Non-Action Items**

- a. **None**

7. **Adjourn** – Kevin motioned to adjourn the meeting at 5:26 pm. Todd seconded. Kevin voted aye. Todd voted aye. The duration of the meeting was 26 min.

*Todd McLaws*

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Todd McLaws, Chairperson

## Action Item - Please review and sign

Final Audit Report

July 05, 2025

Created:	June 26, 2025
By:	HintonBurdick CPAs & Advisors(acozzens@hintonburdick.com)
Status:	ESigned
Transaction ID:	LX8KYRRM4T9M5EE8UGGJC67Z5R
Documents:	ZMLSD LBA minutes 06.16.25 - pending approval.pdf

## "Action Item - Please review and sign" History

-  Document emailed to Todd McLaws(toddmcclaws@gmail.com) for signature  
6/26/2025 17:32:21 PM Mountain Daylight Time
-  Document viewed by Todd McLaws(toddmcclaws@gmail.com)  
7/4/2025 20:08:02 PM Mountain Daylight Time - IP address: 72.12.245.178
-  Document e-signed by Todd McLaws(toddmcclaws@gmail.com)  
Signature Date: 7/4/2025 20:08:22 PM Mountain Daylight Time - IP address: 72.12.245.178
-  Document Signed  
7/4/2025 20:08:22 PM Mountain Daylight Time