



**PUBLIC NOTICE IS HEREBY GIVEN THAT THE MUNICIPAL BUILDING AUTHORITY WILL
MEET FOR A REGULAR MEETING IN THE**

**Grand County Commission Chambers 125 East Center Street, Moab, Utah
August 5, 2025 - 4:00 PM**

Times in this agenda are approximate. Commission meetings allow for both in-person or virtual attendance. Remote participation is through Zoom and meetings can be viewed live on YouTube. To call in to the meeting dial: (669) 900 – 6833 Use Meeting ID: 851 7082 0571 # Password (if needed): 214317. To unmute press *6.

[Grand County Utah Government Live on YouTube](#)
[Join the Zoom Meeting](#)

Call To Order

Approval Of Meeting Minutes

Approve Minutes For Meeting Of July 1, 2025

Public Hearings

- 1. Public Hearing With Respect To (A) The Issuance Of Not To Exceed \$1,800,000 Of Lease Revenue Bonds By The Municipal Building Authority And (B) The Potential Economic Impact That The Project To Be Financed With The Proceeds Of Said Bonds Will Have On The Private Sector.**

General Business - Action Items - Discussion And Consideration Of Approval

Closed Session(S) (If Necessary)

Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at:(435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

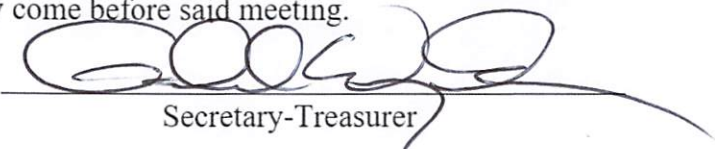
Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Tuesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting.

Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435)259-1346.

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE GOVERNING BOARD OF THE MUNICIPAL BUILDING
AUTHORITY OF GRAND COUNTY, UTAH:

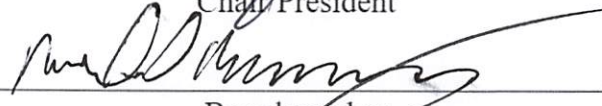
NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board (the "Board") of the Municipal Building Authority of Grand County, Utah (the "Authority"), will be held at the Board's regular meeting place at 4:00 p.m. on July 1, 2025, for the purpose of authorizing the issuance and sale of the Authority's Lease Revenue Bonds, Series 2025 in a total principal amount of not more than \$1,800,000 and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



Secretary-Treasurer

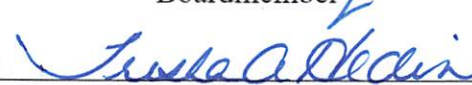
ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING


We, the Chair/President and Members of the Governing Board of the Authority, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



Chair/President



Boardmember


Boardmember


Boardmember


Boardmember


Boardmember


Boardmember

Moab, Utah

July 1, 2025

The Governing Board (the “Board”) of the Municipal Building Authority of Grand County, Utah, met in special session at the special meeting place of the Board in Moab, Utah, on July 1, 2025, at the hour of 4:00 p.m., with the following members of the Board being present:

| | |
|--------------------|-----------------|
| Bill Winfield | Chair/President |
| Jacques Hadler | Boardmember |
| Biran Martinez | Boardmember |
| Melodie McCandless | Boardmember |
| Mike McCurdy | Boardmember |
| Mary McGann | Boardmember |
| Trisha Hedin | Boardmember |

Also present:

| | |
|-------------------|-----------------------|
| Gabriel J. Woytek | Secretary-Treasurer |
| Mark Tyner | Council Administrator |
| Stephen Stocks | County Attorney |

Absent: None

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Secretary-Treasurer presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this July 1, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Boardmember McCandless and seconded by Boardmember Martinez, was adopted by the following vote:

AYE: Winfield, McCandless, Hadler, Hedin, McCurdy, McGann, Martinez

NAY: None.

The resolution was then signed by the Chair/President in open meeting and recorded by the Secretary-Treasurer in the official records of the Municipal Building Authority of Grand County, Utah. The resolution is as follows:

RESOLUTION 3419

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF GRAND COUNTY, UTAH (THE “AUTHORITY”) AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$1,800,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE BONDS, SERIES 2025 (THE “BONDS”); DELEGATING TO CERTAIN OFFICERS OF THE AUTHORITY THE POWER TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE EXECUTION BY THE AUTHORITY OF A MASTER RESOLUTION, AN ANNUALLY RENEWABLE MASTER LEASE AGREEMENT, SECURITY DOCUMENTS, AND OTHER DOCUMENTS NECESSARY FOR THE ISSUANCE OF THE BONDS; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1959, as amended, and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (collectively, the “Act”), the Governing Board (the “Board”) of the Municipal Building Authority of Grand County, Utah (the “Authority”), has the power to issue its Lease Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Authority) for the purpose of (a) acquiring an aircraft fire fighting truck (the “Project”) and (b) paying costs of issuance of the Series 2025 Bonds; and

WHEREAS, the Act provides for the publication of a Notice of Public Hearing and Bonds to Be Issued, and the Authority desires to call a public hearing and to publish such notice at this time in compliance with the Act with respect to the Series 2025 Bonds; and

WHEREAS, there has been presented to the Board at this meeting the form of (a) a Master Resolution (the “Master Resolution”) and (b) a Master Lease Agreement (the “Master Lease”); and

WHEREAS, it is anticipated that the Authority will sell the Series 2025 Bonds to the State of Utah Permanent Community Impact Fund Board (the “Purchaser”); and

WHEREAS, in order to allow the Authority (with the consultation and approval of the Authority’s municipal advisor, Crews & Associates, Inc. (the “Municipal Advisor”)), the Board desires to grant to the Chair of the County Commission of Grand County, Utah, who is also the

Chair/President of the Authority, and the Clerk/Auditor of Grand County, Utah (the “Designated Officers”) the power to approve the principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2025 Bonds shall be sold and any changes with respect thereto from those terms which were before the Board at the time of its adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”); and

WHEREAS, the County Commission of Grand County, Utah (the “County”), by its Resolution dated the date hereof (the “County Resolution”) has or is expected to authorize, approve and direct the execution of the Master Lease by the County and to authorize the issuance of the Series 2025 Bonds and the financing of the Project by the Authority and to further authorize the execution of the Master Lease, the Master Resolution and certain other acts to be taken by the Authority in connection therewith; and

WHEREAS, there has been presented to the Board at this meeting a certificate demonstrating that the useful life of the Project exceeds the final maturity of the Series 2025 Bonds;

NOW, THEREFORE, it is hereby resolved by the Governing Board of the Municipal Building Authority of Grand County, Utah, as follows:

Section 1. The Board hereby finds and determines that it is in the best interests of the Authority and its residents to issue not more than One Million Eight Hundred Thousand Dollars (\$1,800,000) aggregate principal amount of the Authority’s Lease Revenue Bonds, Series 2025, to bear interest at a rate of not to exceed five percent (5.0%) per annum, to mature in not more than seventeen (17) years from their date or dates, and to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof for the purpose of (i) financing the Project and (ii) paying costs of issuance, all pursuant to this resolution (this “Resolution”), the Master Resolution to be entered into at the time of issuance of the Series 2025 Bonds substantially in the form attached hereto as Exhibit B and the Master Lease substantially in the form attached hereto as Exhibit C. The issuance of the Series 2025 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the Attorney for the Authority.

Section 2. The Authority hereby authorizes, approves and directs the leasing of the Project by the Authority to the County in the manner provided in the Master Lease.

Section 3. The Master Resolution and the Master Lease, are hereby authorized, approved, and confirmed. The Chair/President or Vice Chair/President and the Secretary-Treasurer are hereby authorized to execute and deliver the Master Resolution and the Master Lease in substantially the same form and with substantially the same content as the forms presented at this meeting for and on behalf of the Authority with final terms as may be established for the Series 2025 Bonds by the Designated Officers within the Parameters set forth herein and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof.

Section 4. The Designated Officers and other appropriate officials of the Authority are authorized to make any alterations, changes or additions to the Master Resolution, the Master Lease, the Series 2025 Bonds, or any other document herein authorized and approved which may

be necessary to conform the same to the final terms of the Series 2025 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States.

Section 5. The form, terms, and provisions of the Series 2025 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Master Resolution. The Chair/President or Vice Chair/President and Secretary-Treasurer are hereby authorized and directed to execute and seal the Series 2025 Bonds and to deliver said Series 2025 Bonds to the Purchaser. The signatures of the Chair/President or Vice Chair/President and the Secretary-Treasurer may be by facsimile or manual execution. The Series 2025 Bonds shall recite that the Series 2025 Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and other applicable law.

Section 6. Upon their issuance, the Series 2025 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2025 Bonds and the Master Resolution. No provision of this Resolution, the Master Resolution, the Master Lease, the Series 2025 Bonds, or any other instrument, shall be construed as creating a general obligation of the Authority, or of creating a general obligation of the County, the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the County or its taxing powers. Except as otherwise provided in the Master Lease, the County shall not be obligated to pay out of its funds, revenues, or accounts, or to make any payment in respect of the Series 2025 Bonds, Base Rentals, Additional Rentals and Purchase Option Price pursuant to the Master Lease (as those terms are defined in the Master Lease). The obligation of the County to pay any such rentals and the obligation of the Authority to pay the Series 2025 Bonds will not constitute a general obligation or a debt of the County, the State of Utah or any political subdivision of the State of Utah. The Series 2025 Bonds are not an indebtedness or a liability of the County or the State of Utah. The Authority has no taxing power.

Section 7. The Designated Officers and other appropriate officials of the Authority, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Authority any or all additional certificates, documents and other papers (including, but not limited to, tax compliance procedures and security documents related to the Project) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 8. After the Series 2025 Bonds are delivered to the Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Master Resolution.

Section 9. In accordance with the provisions of the Act, the Authority directs its officers and staff to cause a “Notice of Public Hearing and Bonds to be Issued” (the “Notice”), to be published in substantially the form attached hereto as Exhibit D. The Authority shall hold a public hearing on August 5, 2025 to receive input from the public with respect to the issuance of the Series 2025 Bonds and the potential economic impact that the project to be financed with the

proceeds of the Series 2025 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after the Notice is published (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the County’s official website, and (iii) in a public location within the County that is reasonably likely to be seen by residents of the County and (b) as required in Section 45-1-101, Utah Code. The Secretary-Treasurer shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the Secretary-Treasurer, for public examination during the regular business hours of the County until at least thirty (30) days from and after the initial date of publication thereof.

Section 10. The Authority hereby expresses its intent that funds of the County or the Authority may be advanced for Project costs and that it intends to reimburse such costs from proceeds of the Series 2025 Bonds.

Section 11. The Authority hereby reserves the right to opt not to issue the Series 2025 Bonds for any reason.

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this July 1, 2025.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Chair/President

ATTEST:

By: _____
Secretary-Treasurer

STATE OF UTAH)
 : ss.
COUNTY OF GRAND)

I, Gabriel J. Woytek, the undersigned, duly qualified, and acting Secretary-Treasurer of the Governing Board (the “Board”) of the Municipal Building Authority (the “Authority”) of Grand County, Utah (the “County”), do hereby certify:

The foregoing pages are a true, perfect and complete copy of the record of proceedings of the Board, had and taken at a lawful special meeting of said Board held at its regular meeting place in Moab, Utah, on July 1, 2025, commencing at the hour of 4:00 p.m., as recorded in the regular official book of the proceedings of the Authority kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present as said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on July 1, 2025, and pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued was published no less than fourteen (14) days before the public hearing date (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the County’s official website, and (iii) in a public location within the County that is reasonably likely to be seen by residents of the County and (b) as required by Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Authority this July 1, 2025.

(SEAL)

By: _____
Secretary-Treasurer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Gabriel J. Woytek, the undersigned Secretary-Treasurer of the Governing Board of the Municipal Building Authority (the “Authority”) of Grand County, Utah (the “County”), do hereby certify, according to the records of the Authority in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended (“Utah Code”), I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the July 1, 2025, public meeting held by causing the Notice, in the form attached hereto as Schedule 1:

(i) to be posted at the County’s principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the County’s official website at least twenty-four (24) hours prior to the convening of the meeting.

The Authority meets on an “as needed” basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this July 1, 2025.

(SEAL)

By: _____
Secretary-Treasurer

SCHEDULE 1 – NOTICE OF MEETING

Attachment 1 – Proof of Publication of Notice of Public Hearing and Bonds to be Issued

EXHIBIT B

FORM OF MASTER RESOLUTION

EXHIBIT C

FORM OF MASTER LEASE

EXHIBIT D

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN that on July 1, 2025, the Governing Board (the “Board”) of the Municipal Building Authority of Grand County, Utah (the “Authority”) adopted a resolution (the “Resolution”) declaring its intention to issue its Lease Revenue Bonds, Series 2025 (the “Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Authority) pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and calling a public hearing to receive input from the public with respect to the issuance of the Bonds.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Authority shall hold a public hearing on August 5, 2025, at the hour of 4:00 p.m. The location of the public hearing is 125 East Center Street, Moab, Utah. The purpose of the public hearing is to receive input from the public with respect to (i) the issuance of the Bonds and (ii) any potential economic impact that the improvements, facility, or property financed in whole or in part with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE BONDS

The Authority intends to issue the Bonds for the purpose of (i) financing the acquisition of an aircraft fire fighting truck (the “Project”) and (ii) paying issuance expenses to be incurred in connection with the issuance of the Bonds.

PARAMETERS OF THE BONDS

The Authority intends to issue the Bonds in the principal amount of not to exceed One Million Eight Hundred Thousand Dollars (\$1,800,000), to bear interest at a rate of not to exceed five percent (5.0%) per annum, to mature in not more than seventeen (17) years from their date or dates, and to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof.

The Bonds are to be issued and sold by the Authority pursuant to the Resolution, including as part of said Resolution, the draft of a Master Resolution (the “Master Resolution”) and a Master Lease Agreement (the “Master Lease”), which were before the Board and attached to the Resolution at the time of the adoption of the Resolution and said Master Resolution and Master Lease are to be adopted by the Board in such form and with such changes thereto as shall be approved by the Board upon the adoption thereof; provided that the principal amount, interest rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

Copies of the Resolution, the Master Resolution, and the Master Lease are on file in the office of the Secretary-Treasurer of the Authority located at 125 East Center Street, Moab, Utah, where they may be examined during regular business hours of the Secretary-Treasurer from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the last date of publication of this notice.

SECURITY FOR THE SERIES 2025 BONDS

The Series 2025 Bonds are to be issued under and secured by and entitled to the protection of the Master Resolution, pursuant to which all base rentals payable by Grand County, Utah (the “County”) under the Master Lease and, if paid by the County, the Purchase Option Price, are assigned to secure the payment of principal of, interest on, and premium, if any on the Series 2025 Bonds. Additionally, a security interest in the Project shall be granted to the holders of this Series 2025 Bonds pursuant to the Master Lease, to further secure the Authority’s obligations under the Master Resolution.

OUTSTANDING BONDS SECURED BY LEASE REVENUES

The Authority currently has \$6,012,000 of bonds outstanding secured by lease revenues under separate master lease agreements.

OTHER OUTSTANDING BONDS OF THE AUTHORITY

Information regarding all of the Authority’s outstanding bonds may be found in the County’s audited financial report (the “Financial Report”) at <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information, including any more recent than as of the date of the Financial Report please contact, Gabriel J. Woytek, Clerk/Auditor at (435) 259-1322.

TOTAL ESTIMATED COST

Based on an estimate of the current interest rate and financing plan, the estimated total debt service cost of the Bonds, if held until maturity is \$1,538,350.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the last date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Master Resolution, Master Lease, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever, and (ii) registered voters within the Authority, may sign a written petition requesting an election to authorize the issuance of the Series 2025 Bonds. If written petitions which have been signed by at least twenty percent (20%) of the registered voters of the County are filed with the Authority during said thirty (30) day period, the Authority shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2025 Bonds. If fewer than twenty percent (20%) of the registered voters of the County file a written petition during said thirty (30) day period, the Authority may proceed to issue the Series 2025 Bonds without an election.

DATED this July 1, 2025.

/s/ Gabriel J. Woytek
Secretary-Treasurer