

Farr West, Utah

October 14, 2025

The Board of Trustees (the “Board”) of Weber Fire District, Utah (the “Service Area”), met in regular session at 5:30 p.m. on October 14, 2025, with the following members present:

Kevin Ward	Chair and Trustee
Mike Hancock	Vice Chair and Trustee
Boyd Ferrin	Treasurer and Trustee
Gordon Cutler	Trustee
Val Heiner	Trustee
Ryan Hill	Trustee
James Truett	Trustee
Rob Vanderwood	Trustee
Scott VanLeeuwen	Trustee
David Yonan	Trustee

Also present:

Britt Clark	Fire Chief
Amy Hugie	Attorney
Andrea Fiske	District Clerk/Financial Services Manager

Absent:

The meeting was duly called to order and a Certificate of Compliance with Open Meeting Law with respect to this October 14, 2025 meeting was presented to the Board, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Chair in open meeting and recorded by the District Clerk in the official records of the Service Area. The resolution is as follows:

RESOLUTION NO. 17-2025

A RESOLUTION OF THE BOARD OF TRUSTEES OF WEBER FIRE DISTRICT, UTAH (THE “SERVICE AREA”) AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT AND A GROUND LEASE AGREEMENT BY AND BETWEEN THE SERVICE AREA AND THE LOCAL BUILDING AUTHORITY OF WEBER FIRE DISTRICT, UTAH; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2026, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$40,000,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A GENERAL INDENTURE OF TRUST, A SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE CONTRACT, CERTAIN SECURITY DOCUMENTS, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING AND APPROVING THE DISTRIBUTION AND USE OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT; AUTHORIZING AND APPROVING A CONTINUING DISCLOSURE UNDERTAKING; ADOPTING A TAX AND DISCLOSURE COMPLIANCE PROCEDURE; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the Board of Trustees (the “Board”) of Weber Fire District, Utah (the “Service Area”) has previously authorized and directed the creation of the Local Building Authority of Weber Fire District, Utah (the “Authority”); and

WHEREAS, pursuant to the direction of the Service Area, the Authority has been duly and regularly created, established and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and laws of the State of Utah, including, in particular, the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Building Authority Act”); and

WHEREAS, under the Articles of Incorporation of the Authority (the “Articles”), the objects and purposes for which the Authority has been founded and incorporated are to construct, acquire, improve or extend one or more projects and to finance their costs on behalf of the Service Area in accordance with the procedures and subject to the limitations of the Building Authority Act in order to accomplish the public purpose for which the Service Area exists; and

WHEREAS, pursuant to the provisions of the Building Authority Act and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (together, the “Act”), and under the direction of the Service Area, the Governing Board of the Authority (the “Governing Board”) has the authority to issue the Authority’s Lease Revenue Bonds, Series 2026 (the “Series 2026 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) in an aggregate principal amount of not to exceed \$40,000,000 to (a) finance the construction of two fire stations, and a training tower and training facility with supporting offices, and related improvements (the “Series 2026 Project”), (b)

fund any required deposits to a debt service reserve fund and (c) pay costs associated with the issuance of the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds are to be issued pursuant to a General Indenture of Trust (the “General Indenture”) and a First Supplemental Indenture of Trust (the “First Supplemental Indenture”) and together with the General Indenture, the “Indenture”), each by and between the Authority and a trustee, substantially in the forms presented to the Board at this meeting and are attached hereto as Exhibit B; and

WHEREAS, it is anticipated that the Service Area will be the owner of a fee simple interest or have a leasehold interest to the site on which the Series 2026 Project may be located and the Service Area desires to lease such property to the Authority pursuant to the terms and provisions of a Ground Lease Agreement (the “Ground Lease”), in substantially the form presented to the Board at this meeting and attached hereto as Exhibit C and herein authorized and approved; and

WHEREAS, the Series 2026 Project is to be leased to the Service Area, on an annually renewable basis, by the Authority pursuant to the terms and provisions of a Master Lease Agreement (the “Lease”), by and between the Authority and the Service Area, in substantially the form presented to the Board at this meeting and attached hereto as Exhibit D; and

WHEREAS, to further secure its payment obligations under the Indenture, the Authority proposes to grant a lien on and security interest in the Series 2026 Project pursuant to: (i) a Leasehold Deed of Trust, Assignment of Rents and Security Agreement and (ii) an Assignment of Ground Lease in substantially the forms presented to this meeting and attached hereto as Exhibit E (collectively the “Security Documents”); and

WHEREAS, the Authority by its Resolution dated the date hereof (the “Authority Resolution”) has or is expected to authorize, approve and direct (i) the execution of the Indenture, the Ground Lease, the Lease, and the Security Documents; (ii) the issuance of the Series 2026 Bonds; and (iii) the financing of the Series 2026 Project; and

WHEREAS, there has been presented to the Board at this meeting a form of a Bond Purchase Contract (the “Bond Purchase Contract”) to be entered into among the Authority, the Service Area and a purchaser/underwriter selected by the Authority for the Series 2026 Bonds (the “Purchaser/Underwriter”), in substantially the form attached hereto as Exhibit F, in the event that the Series 2026 Bonds are not sold pursuant to a public bid with an official notice of bond sale or similar document; and

WHEREAS, in connection with the issuance of the Series 2026 Bonds, the Service Area desires to authorize the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”) in substantially the form attached hereto as Exhibit H, and to approve a final Official Statement (the “Official Statement”) in substantially the form as the Preliminary Official Statement, and other documents relating thereto, and further desires to authorize the execution of a Continuing Disclosure Undertaking in substantially the form attached to the Preliminary Official Statement; and; and

WHEREAS, (i) the plans and specifications for the Series 2026 Project, including a certificate of the engineer/architect responsible for planning the Series 2026 Project (which

certificate sets forth the estimated useful life of the Series 2026 Project) and (ii) the estimated costs of the Series 2026 Project are set forth in Exhibit G hereto and are hereby submitted to the Board for its approval; and

WHEREAS, the Authority may not exercise any of its powers without prior authorization by the Service Area, and therefore it is necessary that the Service Area authorize certain actions by the Authority in connection with the transactions contemplated hereby in connection with the issuance of the Series 2026 Bonds; and

WHEREAS, the Service Area desires to improve and promote the local health and general welfare of the citizens of the Service Area by entering into the documents and taking the actions described above; and

WHEREAS, the Service Area has previously authorized a Tax and Disclosure Compliance Procedure in conjunction with the issuance of its prior obligations; and

WHEREAS, the Service Area now desires to update its own Tax and Disclosure Compliance Procedure (the “Tax and Disclosure Procedure”) in conjunction with the Series 2026 Bonds and any future obligations incurred or issued by the Service Area and authorize the adoption of such Tax and Disclosure Procedure by the Authority in conjunction with the issuance of the Series 2026 Bonds and any future obligations incurred or issued by the Authority; and

WHEREAS, the Service Area desires to (i) approve and direct the execution of the Ground Lease, the Bond Purchase Contract, and the Lease by the Service Area; (ii) authorize the issuance of the Series 2026 Bonds and the financing of the Series 2026 Project by the Authority; (iii) authorize the execution of the Ground Lease, the Lease, the Indenture, the Bond Purchase Contract, and the Security Documents by the Authority; (iv) approve the plans and specifications for the Series 2026 Project and the estimated costs of the Series 2026 Project; and (v) authorize certain other acts to be taken by the Authority in connection therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF WEBER FIRE DISTRICT, UTAH AS FOLLOWS:

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Service Area and by the officers of the Authority directed toward the issuance of the Series 2026 Bonds and the financing of the Series 2026 Project are hereby ratified, approved and confirmed.

Section 2. The Service Area hereby finds and determines, pursuant to the Constitution and laws of the State of Utah, that the leasing of the Series 2026 Project under the terms and provisions and for the purposes set forth in the Lease and the other documents, instruments and conveyances hereinafter approved and authorized, is necessary, convenient and in furtherance of the governmental and proprietary purposes of the Service Area and is in the best interest of the citizens of the Service Area, and the Service Area hereby authorizes, approves and directs the issuance and sale of the Series 2026 Bonds by the Authority in accordance with the provisions of the Indenture and the leasing of the Series 2026 Project in the manner provided in the Lease and the Ground Lease.

Section 3. The Ground Lease, the Lease, the Indenture, the Security Documents and the Bond Purchase Contract, in substantially the respective forms presented to the Board at this meeting and attached hereto as exhibits, are in all respects approved, authorized, and confirmed, and the Chair or the Vice Chair, in the absence of the Chair, is authorized to approve the final terms thereof and to execute and deliver the Ground Lease, the Lease and the Bond Purchase Contract in the forms and with substantially the same content as attached hereto for and on behalf of the Service Area with final terms as may be established for the Series 2026 Bonds by the Service Area and with such alterations, changes or additions as may be necessary or as may be authorized herein. When authorized by the Governing Board of the Authority, the Service Area hereby approves and authorizes the execution and delivery of the Bond Purchase Contract, the Lease, the Indenture, the Security Documents and the Ground Lease, by the Authority in substantially the forms presented to the Board at this meeting and attached hereto as exhibits for and on behalf of the Authority.

Section 4. The Board hereby authorizes the financing of the Series 2026 Project and the delegation by the Authority, to certain officers of the Authority, the ability to set the final terms of the Series 2026 Bonds within the parameters established by the Authority in the Authority Resolution, which parameters are as follows: maximum aggregate principal amount shall not exceed Forty Million Dollars (\$40,000,000); the maximum interest rate shall not exceed five and one half percent (5.50%) per annum; the maximum maturity shall not exceed twenty-five (25) years from the dated date of the Series 2026 Bonds; and the maximum discount from par at which the Series 2026 Bonds may be sold shall not exceed two percent (2.00%).

Section 5. Should the Authority determine to have the Series 2026 Bonds publicly sold, the Board hereby authorizes the distribution and use of the Preliminary Official Statement, in the form attached hereto as Exhibit G, in the marketing of the Series 2026 Bonds and hereby approves the distribution and use of the Official Statement in substantially the same form as the Preliminary Official Statement. The Board further authorizes the Chair and the District Clerk to execute a Continuing Disclosure Undertaking in substantially the form attached to the Preliminary Official Statement.

Section 6. For the purpose of providing funds to (a) finance the Series 2026 Project, (b) fund any required deposits to a debt service reserve fund and (c) pay costs associated with the issuance of the Series 2026 Bonds and for such other purposes as may be authorized under the Indenture, the Authority shall issue the Series 2026 Bonds which shall be designated the “Local Building Authority of Weber Fire District, Utah Lease Revenue Bonds, Series 2026” (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Authority, provided that the terms of the Series 2026 Bonds shall not exceed the parameters referenced in Section 4 herein). The Series 2026 Bonds shall be dated, shall bear interest, and shall mature as set forth in the First Supplemental Indenture.

Section 7. The Authority is authorized to issue and sell the Series 2026 Bonds to the Purchaser/Underwriter thereof pursuant to the terms of the Bond Purchase Contract in the aggregate principal amount of not to exceed \$40,000,000 and at the purchase price set forth therein or pursuant to a public bidding process. The Series 2026 Bonds shall be dated as of their date of delivery, shall bear interest, and mature as set forth in the First Supplemental Indenture.

Section 8. The form, terms, and provisions of the Series 2026 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Series 2026 Bonds shall mature prior to the expiration of the estimated useful life of the Series 2026 Project. The Chair/President of the Authority, including any authorized official acting in the Chair/President's place, is hereby authorized to execute the Series 2026 Bonds, to place thereon the seal of the Authority and to deliver the Series 2026 Bonds to the Purchaser/Underwriter. The Secretary-Treasurer of the Authority is authorized to attest to the signature of the Chair/President and affix the seal of the Authority to the Series 2026 Bonds and to authenticate the Series 2026 Bonds. The signatures of the Chair/President and of the Secretary-Treasurer may be by facsimile or manual execution.

Section 9. The appropriate officers of the Service Area and the Authority are authorized to take all actions necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and are authorized to take all actions necessary in conformity with the Act and the Articles to finance the Series 2026 Project, and to lease the Series 2026 Project pursuant to the Lease, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the Indenture and the sale and delivery of the Series 2026 Bonds.

Section 10. Upon their issuance, the Series 2026 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2026 Bonds, the Indenture and the Security Documents. No provision of this Resolution, the Lease, the Ground Lease, the Indenture, the Series 2026 Bonds, the Bond Purchase Contract, the Security Documents, nor any other instrument authorized hereby, shall be construed as creating a general obligation of the Authority or of creating a general obligation of the Service Area, the State of Utah or any political subdivision of the State of Utah, nor as incurring or creating a charge upon the general credit of the Service Area or against its taxing powers. The Service Area shall not be obligated to pay out of its funds, revenues, or accounts, or to make any payment in respect of the Series 2026 Bonds, except in connection with the payment of Base Rentals, Additional Rentals, and the Purchase Option Price pursuant to the Lease (as those terms are defined in the Lease), which are subject to annual appropriation by the Service Area in accordance with the provisions of the Lease. The Authority has no taxing power.

Section 11. The Chair or Vice Chair is hereby authorized to make any alterations, changes or additions in the Lease, the Ground Lease, and the Bond Purchase Contract herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments, to the provisions of this Resolution, or any resolution adopted by the Service Area or the Authority, to the agreements with the Purchaser/Underwriter or the provisions of the laws of the State of Utah or the United States, the approval of all such alterations, changes, or additions to be conclusively established by the execution thereof.

Section 12. The appropriate officials of the Authority are authorized to make any alterations, changes, or additions in the Lease, the Ground Lease, the Indenture, the Bond Purchase Contract, and the Security Documents herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this Resolution, or any resolution adopted by

the Service Area or the Authority, to the agreements with the Purchaser/Underwriter, or the provisions of the laws of the State of Utah or the United States, approval of all such alterations, changes, or additions to be conclusively established by the execution thereof.

Section 13. If any provisions of this resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this resolution or the exhibits.

Section 14. The District Clerk is hereby authorized to attest to all signatures and acts of any proper official of the Service Area, and, as necessary, to place the seal of the Service Area on the Lease, the Bond Purchase Contract and the Ground Lease. The Chair and other proper officials of the Service Area and each of them, are hereby authorized to execute and deliver for and on behalf of the Service Area any and all additional certificates, documents, and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the matters herein authorized. Any action authorized to be taken by the Chair of the Service Area may, in his/her absence, be taken by the Vice Chair.

Section 15. The Secretary-Treasurer or other authorized officer of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and, as necessary, to place the seal of the Authority on the Lease, the Ground Lease, the Indenture, the Security Documents, the Bond Purchase Contract, and any other documents authorized, necessary or proper pursuant to this Resolution or any Resolution of the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any or all additional certificates, documents, and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution. Any action authorized to be taken by the Chair/President may, in his/her absence, be taken by the Vice President of the Authority.

Section 16. The Tax and Disclosure Procedure for the Service Area in the form attached hereto as Exhibit I is hereby adopted by the Board and is hereby approved for use by the Authority in conjunction with the issuance of the Series 2026 Bonds and any future obligations when adopted by the Authority's Governing Board. The Tax and Disclosure Procedure for the Service Area shall replace in its entirety any and all policies or procedures previously in place for use by the Service Area related to the foregoing subject matter.

Section 17. The appropriate officers of the Service Area are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby.

Section 18. This Resolution shall become effective immediately upon adoption by the Service Area.

Section 19. All bylaws, orders and resolutions of the Service Area or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as revising any bylaw, order, resolution, or ordinance or part thereof.

PASSED BY THE BOARD OF TRUSTEES OF WEBER FIRE DISTRICT, UTAH THIS
OCTOBER 14, 2025.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
District Clerk

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

I, Andrea Fiske, the undersigned duly qualified and acting District Clerk of Weber Fire District, Utah (the “Service Area”), do hereby certify according to the official records of the Board of Trustees (the “Board”) in my official possession that the foregoing constitutes a true and correct copy of the record of proceedings of the Board taken at a meeting of said Board held on October 14, 2025, commencing at the hour of 5:30 p.m. insofar as said proceedings relate to the consideration and adoption of a resolution at said meeting (the “Resolution”) and that the Resolution is officially of record in my possession. I further certify that the Resolution was deposited in my office on October 14, 2025, has been recorded by me, and is a part of the permanent records of the Service Area.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of the Service Area this October 14, 2025.

(SEAL)

By: _____
District Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Andrea Fiske, the undersigned District Clerk of Weber Fire District, Utah (the “Service Area”), do hereby certify, according to the records of the Board of Trustees of the Service Area (the “Board”) 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, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the October 14, 2025 public meeting held by the Board as follows:

(i) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the Service Area’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) By causing a copy of such Notice, in the form attached hereto as Schedule 1, 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) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Service Area’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Board of Trustees (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Board to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the Service Area’s official website and (c) in a public location within the Service Area that is reasonably likely to be seen by residents of the Service Area .

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this October 14, 2025.

By: _____
District Clerk

(SEAL)

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B
INDENTURE

EXHIBIT C

GROUND LEASE AGREEMENT

EXHIBIT D

MASTER LEASE AGREEMENT

EXHIBIT E
SECURITY DOCUMENTS

EXHIBIT F

BOND PURCHASE CONTRACT

EXHIBIT G

CERTIFICATE OF USEFUL LIFE

EXHIBIT H

PRELIMINARY OFFICIAL STATEMENT

EXHIBIT I

TAX AND DISCLOSURE COMPLIANCE PROCEDURE