# BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT

NOTICE OF SPECIAL MEETING AND AGENDA



**Date: May 12, 2026 (Tuesday)**
**Time: 1:00 P.M.**
**Anchor Location: 1148 W. Legacy Crossing Blvd., Suite 350, Centerville, UT, 84014**

*This meeting is open to the public and may be joined using the following information:*

Join the meeting now
Meeting ID: 244 999 229 652 683; Passcode: JB7VY6ap
+1 720-721-3140,,998134514#; Phone conference ID: 998 134 514#

## I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Approval of Agenda.
C. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
D. Director Comment.

## II. ACTION ITEMS

A. Consideration and Approval of Meeting Minutes – January 27, 2026, Special Meeting, May 4, 2026, Special Meeting. **(Enclosure)**
B. Consideration and Approval of No-Residents Resolution.
C. Consideration and Approval of Resolution Accepting Resignation of Trustee No. 2, Scott Martini.
D. Consideration and Approval of Resolution Accepting Resignation of Trustee No. 3, Beverly Martini.
E. Consideration and Approval of Resolution Appointing Brandon Burt as Trustee No. 2.
F. Consideration and Approval of Resolution Appointing Nate Reeve as Trustee No. 3.
G. Consider Election of Officers.

## III. PUBLIC HEARING

A. Conduct a Public Hearing to receive input from the public on the adoption of the tentative amended budgets as the final amended budgets for the calendar year 2026. **(Enclosure)**

## IV. DISCUSSION ITEMS

## V. ADMINISTRATIVE NON-ACTION ITEMS

a. Board Training – Open and Public Meetings Act
b. Training required by state auditor for New Board Members: https://training.auditor.utah.gov ; https://archives.utah.gov/records

## VI. ADJOURNMENT

*****The next Board Meeting is scheduled for August 3, 2026*****

# RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT

HELD
January 27, 2026

The Special Meeting of Brook View Infrastructure Financing District was held at 1148 W Legacy Crossing Blvd., Suite 350, Centerville, UT, 84014, and via Microsoft Teams and Teleconference on January 27, 2026, at 2:00 p.m.

| | |
|---|---|
| ATTENDANCE | Trustees in Attendance:<br>David Laloli – Chair<br>Scott Martini – Treasurer & Vice Chair<br>Beverly Martini – Clerk & Secretary<br><br>Also in Attendance:<br>Zach Harding; FIER Law Group.<br>Bryan Newby, Derek Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.<br>Chase Hanusa; The Connextion Group.<br>Mary Barnel and Darci Stephens; Gilmore Bell.<br>John Kim; UMB. |
| ADMINISTRATIVE ITEMS | Call to Order: The Meeting of the Boards of Trustees (collectively, the "Board") of the Brook View Infrastructure Financing District was called to order by Mr. Newby st 2:02 p.m.<br><br>Declaration of Quorum: Mr. Newby noted that a quorum was present, with two out of three Trustees in attendance.<br><br>Public Comment: None.<br><br>Director Comment: None. |
| PRELIMINARY ACTION ITEMS | Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Ms. Martini, and upon vote, unanimously carried, it was<br><br>**RESOLVED** to approve the agenda, as presented. |
| PUBLIC COMMENT | None. |

ACTION ITEMS

Minutes – December 18, 2025, Board Meeting: Mr. Newby presented the minutes of the December 18, 2025, Board Meeting to the Board. Following review, upon a motion duly made by Mr. Laloli, seconded by Ms. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Minutes of the December 18, 2026, Board Meeting, as presented.

A RESOLUTION OF THE BOARD OF TRUSTEES OF BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST AND A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION FOR THE BROOK VIEW ASSESSMENT AREA (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION AND A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS: Mr. Harding presented A RESOLUTION OF THE BOARD OF TRUSTEES OF BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST AND A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION FOR THE BROOK VIEW ASSESSMENT AREA (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION AND A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Ms. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve A RESOLUTION OF THE BOARD OF TRUSTEES OF BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST AND A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION FOR THE BROOK VIEW ASSESSMENT AREA (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED DESIGNATION RESOLUTION AND A SECOND AMENDED AND RESTATED ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS, as presented.

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DISCUSSION ITEMS

None.

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ADMINISTRATIVE NON-ACTION ITEMS

Board Training – Open and Public Meetings Act: Mr. Newby reminded the Board to complete the required Open and Public Meetings Act training as required by Utah Code.

Conflict of Interest Disclosure and Ethical Behavior Pledge Forms: Mr. Newby reminded the Board to complete the Conflict of Interest Disclosure and Ethical Behavior Pledge Forms as required by Utah Code.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:14 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

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Jake Downing, Recording Secretary for the Meeting

# RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT

HELD
May 4, 2026

The Special Meeting of Brook View Infrastructure Financing District was held at 1148 W Legacy Crossing Blvd., Suite 350, Centerville, UT, 84014, and via Microsoft Teams and Teleconference on May 4, 2026, at 1:00 p.m.

ATTENDANCE

Trustees in Attendance:
David Laloli – Chair
Scott Martini – Treasurer & Vice Chair

Trustees Absent, and Excused:
Beverly Martini – Clerk & Secretary

Also in Attendance:
Zach Harding and Christian Fullmer; FIER Law Group.
Bryan Newby, Derek Campbell, and Amanda Castle; Pinnacle Consulting Group, Inc.
Chase Hanusa; The Connextion Group.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Boards of Trustees (collectively, the "Board") of the Brook View Infrastructure Financing District was called to order by Mr. Newby at 1:08 p.m.

Declaration of Quorum: Mr. Newby noted that a quorum was present, with two out of three Trustees in attendance.

Public Comment: None.

Director Comment: None.

ACTION ITEMS

Minutes – January 27, 2026, Special Meeting: This item was tabled for review at a future Board meeting.

Payment of Claims: Mr. Newby presented the Payment of Claims to the Board. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Mr. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the of Payment of Claims, as presented.

Unaudited Financial Statements for the Period Ending March 31, 2026: Mr. Campbell presented the Unaudited Financial Statements for the Period Ending March 31, 2026, to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Mr. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Unaudited Financial Statements for the Period Ending March 31, 2026, as presented.

Tentative Amended 2026 Operating and Capital Budgets: Mr. Campbell presented the Tentative Amended 2026 Operating and Capital Budgets to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Mr. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Tentative Amended 2026 Operating and Capital Budgets, as presented, and to set the public hearing date for May 12, 2026, at 1:00 p.m.

Application for Acceptance of District Eligible Costs with Forge Land Company, LLC: Mr. Campbell presented the Application for Acceptance of District Eligible Costs with Forge Land Company, LLC., to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Mr. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Application for Acceptance of District Eligible Costs with Forge Land Company, LLC., as presented.

2026 Annual Administrative Resolution: Mr. Harding presented the 2026 Annual Administrative Resolution to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Laloli, seconded by Mr. Martini, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2026 Annual Administrative Resolution, as presented.

DISCUSSION ITEMS

House Bill 17 and District Anchor Location: Attorney Harding and Mr. Newby discussed House Bill 17 and District Anchor Location with the Board and answered questions.

# RECORD OF PROCEEDINGS

ADMINISTRATIVE NON-ACTION ITEMS

None.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:35 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Jake Downing, Recording Secretary for the Meeting

**BROOK VIEW INFRASTRUCTURE Financing District**

**FINANCIAL STATEMENTS**

**March 31, 2026**

**BROOK VIEW INFRASTRUCTURE Financing District**
**BALANCE SHEET**

| | | Unaudited 3/31/2026 |
|---|---|---|
| **Assets** | | |
| Current Assets | | |
| Cash - Admin Fund | $ | 109,287 |
| Cash - Reserve Fund | | 844,026 |
| Cash - Capital Interest Fund | | 1,233,106 |
| Cash - Construction Fund | | 7,787,932 |
| Cash - COI Fund | | 24,482 |
| Total Current Assets | $ | 9,998,833 |
| | | |
| Long-Term Assets | | |
| Construction in Progress | $ | 279,611 |
| Total Long-Term Assets | $ | 279,611 |
| | | |
| **Total Assets** | **$** | **10,278,444** |
| | | |
| **Liabilities** | | |
| Current Liabilities | | |
| Bonds Payable - Interest | $ | 113,327 |
| Accounts Payable | | 12,008 |
| Total Current Liabilities | $ | 125,334 |
| | | |
| Long-Term Liabilities | | |
| Bond Payable | $ | 10,701,000 |
| Total Long-Term Debt | $ | 10,701,000 |
| | | |
| **Total Liabilities** | **$** | **10,826,334** |
| | | |
| **Fund Equity** | | |
| Net investment in Fixed Assets | $ | (10,534,715) |
| Fund Balance | | |
| Restricted | | 9,884,104 |
| Unassigned | | 102,721 |
| **Total Fund Equity** | **$** | **(547,890)** |
| | | |
| **Total Liabilities and Fund Equity** | **$** | **10,278,444** |

=

**BROOK VIEW INFRASTRUCTURE Financing District**
**GENERAL FUND**

| | 2026 Approved Budget | 2026 Proposed Amend Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest and Other Income | $ 54,500 | $ 2,500 | $ 287 | $ 54,213 |
| **Total Revenues** | **$ 54,500** | **$ 2,500** | **$ 287** | **$ 54,213** |
| | | | | |
| **Expenditures** | | | | |
| Administration: | | | | |
| Accounting and Finance | $ 15,500 | $ 15,500 | $ 3,189 | $ 12,311 |
| Audit | 15,500 | 15,500 | - | 15,500 |
| Insurance | 3,500 | 3,500 | 42 | 3,458 |
| Legal/District Management | 15,000 | 15,000 | 3,335 | 11,665 |
| Contingency | 5,000 | 5,000 | - | 5,000 |
| **Total Expenditures** | **$ 54,500** | **$ 54,500** | **$ 6,565** | **$ 47,935** |
| | | | | |
| **Other Sources/(Uses) of Funds:** | | | | |
| Transfer From Other Fund | $ - | $ 109,000 | $ 109,000 | $ (109,000) |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ 109,000** | **$ 109,000** | **$ (109,000)** |
| | | | | |
| **Revenues Over/(Under) Expenditures** | | **$ 57,000** | **$ 102,721** | **$ (102,721)** |
| **Beginning Fund Balance** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Ending Fund Balance** | **$ -** | **$ 57,000** | **$ 102,721** | **$ (102,721)** |
| | | | | **=** |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ 54,500** | **$ 54,500** | **$ 6,565** | **$ 47,935** |

**BROOK VIEW INFRASTRUCTURE Financing District**
**DEBT SERVICE FUND**

| | 2026 Approved Budget | 2026 Proposed Amend Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest and Other Income | $ - | $ 30,000 | $ 5,447 | $ (5,447) |
| **Total Revenues** | **$ -** | **$ 30,000** | **$ 5,447** | **$ (5,447)** |
| **Expenditures** | | | | |
| Bond Interest | $ - | $ 561,059 | $ - | $ - |
| Trustee Fee | - | - | - | - |
| **Total Expenditures** | **$ -** | **$ 561,059** | **$ -** | **$ -** |
| **Other Sources/(Uses) of Funds:** | | | | |
| Transfer From Other Fund | $ - | $ 2,071,684 | $ 2,071,684 | $ (2,071,684) |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ 2,071,684** | **$ 2,071,684** | **$ (2,071,684)** |
| **Revenues Over/(Under) Expenditures** | **$ -** | **$ 1,540,625** | **$ 2,077,132** | **$ (2,077,132)** |
| **Beginning Fund Balance** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Ending Fund Balance** | **$ -** | **$ 1,540,625** | **$ 2,077,132** | **$ (2,077,132)** |
| | | | | = |
| **Components of Ending Fund Balance** | | | | |
| Capitalized Interest | $ - | $ 1,229,872 | $ 1,233,106 | $ (1,233,106) |
| Surplus Fund | - | 841,813 | 844,026 | (844,026) |
| **Ending Fund Balance** | **$ -** | **$ 2,071,684** | **$ 2,077,132** | **$ (2,077,132)** |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ -** | **$ 561,059** | **$ -** | **$ -** |

**BROOK VIEW INFRASTRUCTURE Financing District**
**CAPITAL PROJECTS FUND**

| | 2026 Approved Budget | 2026 Proposed Amend Budget | Actual Through 3/31/2026 | Variance Through 3/31/2026 |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest and Other Income | | $ 100,000 | $ 21,262 | $ (21,262) |
| **Total Revenues** | **$ -** | **$ 100,000** | **$ 21,262** | **$ (21,262)** |
| **Expenditures** | | | | |
| Capital Outlay | | $ 8,140,958 | $ 279,611 | $ (279,611) |
| **Total Expenditures** | **$ -** | **$ 8,140,958** | **$ 279,611** | **$ (279,611)** |
| **Other Sources/(Uses) of Funds:** | | | | |
| Bond Proceeds | | $ 10,701,000 | $ 10,701,000 | $ (10,701,000) |
| Cost of Issuance | | (479,358) | (454,995) | 454,995 |
| Transfer to Other Fund | | (109,000) | (109,000) | 109,000 |
| Transfer to Other Fund | | (2,071,684) | (2,071,684) | 2,071,684 |
| **Net Other Sources/(Uses) of Funds:** | **$ -** | **$ 8,040,958** | **$ 8,065,321** | **$ (8,065,321)** |
| **Revenues Over/(Under) Expenditures** | **$ -** | **$ -** | **$ 7,806,972** | **$ (7,806,972)** |
| **Beginning Fund Balance** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Ending Fund Balance** | **$ -** | **$ -** | **$ 7,806,972** | **$ (7,806,972)** |
| | | | | = |
| **TOTAL EXPENDITURES REQUIRING APPROPRIATION** | **$ -** | **$ 10,801,000** | **$ 2,915,291** | **$ (2,915,291)** |