

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1

BOARD OF TRUSTEES

PUBLIC MEETING AGENDA

The Board of Trustees of The Crossing Public Infrastructure District No. 1 (“**Board**”) will meet in public session to hold its Board Meeting and public hearing as follows:

Date and time: June 23, 2026, at 3:00 PM (or as soon as practicable thereafter)

Format: In person with invited electronic participation

Physical Location: 415 S. Main, Ephraim UT 84627

The public is welcome to attend the Board Meeting. Board members and invited participants may participate electronically. Please contact Jay Springer at (801) 916-1056 or jay@meridianland.law with any questions regarding public participation in the meeting. The Agenda includes the following items, any of which may be acted on, discussion only, or deferred:

1. Welcome and call meeting to order.
2. Board Member Reports (and others as invited by the Chair)
3. Approval of Minutes of Prior Meetings (June 4, 2026)
4. Public Hearing regarding budgets:
 - a. Open public hearing to receive comments for or against the estimates of revenue and expenditures in the tentative amended budget for FY ending June 30, 2026 and tentative budget for FY ending June 30, 2027.
5. Budget Resolution:
 - a. Review and adoption of amended budget for FY ending June 30, 2026.
 - b. Review and adoption of final budget for FY ending June 30, 2027.
6. Potential closed session to discuss pending or reasonably imminent litigation and/or other matters as permitted by Utah Code §§ 52-4-204 through 205 (if needed, motion and vote required to proceed).
7. Adjourn

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1

BOARD MEETING MINUTES

June 4, 2026 at 3:00 pm

Call to Order

Meeting was called to order at 3:00 pm.

The meeting was held in person with invited electronic participation.

Physical location was at: 415 S. Main, Ephraim UT 84627

Present in the meeting were:

Jeff Knowlton, Chair
Mike Ballard, Board Member
Joseph Gallagher, Board Member
Jay Springer, Board Counsel

AGENDA

Welcome and call meeting to order.

Approval of Minutes from Prior Meeting:

- o Minutes of Meeting held on January 6, 2026 for Approval:
 - Motion by: Board Member Ballard.
 - Seconded by: Board Member Gallagher.
 - Result: Passed Unanimously.
 - Notable discussion: None.
 - Related documents: Approved minutes.

Public Hearings: None

Discussion/Action Items:

a. Annual OPMA Training.

Jay Springer conducted annual Open and Public Meetings Act training for the Board, including training regarding quorum, public notice, minutes, closed meetings, electronic meetings, and agenda requirements.

- o No formal action was taken.

b. Annual Compliance Update including State Auditor Fraud Risk Assessment.

Jay Springer provided an annual compliance update, including the State Auditor Fraud Risk Assessment and transparency reporting requirements. He noted that the Fraud Risk Assessment was generally covered or not applicable, and that the District fell into a low or very low risk category.

- o No formal action was taken.

c. Budget Resolution.

- Motion by: Board Member Gallagher to adopt the tentative budget for FY ending June 30, 2026, adopt the tentative budget for FY ending June 30, 2027, and establish June 23, 2026 at 3:00 p.m. for the public hearing to receive comments regarding the budgets.
- Seconded by: Board Member Ballard.
- Result: Passed Unanimously.
- Notable discussion: Jay Springer explained that the written resolution covered the FY 2026 amended tentative budget, the FY 2027 tentative budget, and setting the date and time for a public hearing. He noted that the budgets showed \$0 in revenues and expenditures and that a two-step process was required before final adoption.
- Related documents: Budget resolution.

Board Member Reports (and others as invited by the Chair). Mike Ballard reported that things were going well, with interest in land and sales occurring. Joseph Gallagher reported that 60 West had been paved, 275 West had started, and 500 South would be partially completed as part of the 275 project.

POTENTIAL CLOSED SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION AND/OR OTHER MATTERS AS PERMITTED BY UTAH CODE §§ 52-4-204 THROUGH 205 (if needed)

- o There was no closed session.

Adjournment

- Motion by: Board Member Ballard to adjourn the meeting.
- Seconded by: Board Member Gallagher.
- Result: Passed Unanimously.
- Notable discussion: None.
- Related documents: None.

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF
AMENDED BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2026 AND FINAL
BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2027**

NOTICE IS HEREBY GIVEN pursuant to Utah Code § 17B-1-609 that the Board of Trustees for The Crossing Public Infrastructure District No. 1 will hold a public hearing on Tuesday, June 23, 2026 at 3:00 PM, or as soon as practicable thereafter, to receive public comment on the District's tentative amended budget for fiscal year ending June 30, 2026 and tentative budget for fiscal year ending June 30, 2027. The meeting will be held at 415 S. Main, Ephraim UT 84627.

The Board will consider adoption of the tentative amended budget as the amended budget for fiscal year ending June 30, 2026 and adoption of the tentative budget as the final budget for fiscal year ending June 30, 2027 after taking comments from the public during the hearing. The tentative budgets are available for review and inspection on the public notice website.

All current budgets are in the amount of \$0.00 in expenditures and revenues.

You may also obtain copies of the tentative budget and submit written comments prior to the public hearing by contacting Jay Springer at jay@meridianland.law. Individuals needing special accommodation should also contact Jay Springer at least 3 business days before the public hearing.

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1

BOARD OF TRUSTEES

RESOLUTION NO. _____

**A RESOLUTION ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR
ENDING JUNE 30, 2026 AND A FINAL BUDGET FOR THE FISCAL YEAR ENDING
JUNE 30, 2027.**

WHEREAS, a tentative amended budget for fiscal year ending June 30, 2026 and tentative budget for fiscal year ending June 30, 2027 have been filed with and tentatively adopted by the Board of Trustees (the “**Board**”) of The Crossing Public Infrastructure District No. 1 (the “**District**”);

WHEREAS, a public hearing to receive public comment on the tentative amended budget and tentative budget was duly noticed and held on June 23, 2026 at 3:00 PM;

WHEREAS, citizens in attendance at the public hearing were permitted to provide written or oral comment for or against the tentative amended budget and tentative budget or any of their individual funds, and for or against the relationship of federal funds to the budgets;

WHEREAS, the Board has carefully reviewed and considered the tentative amended budget and tentative budget, together with any public comments received, and has determined that the budgets should be adopted;

WHEREAS, Utah laws governing budget adoption and setting of tax rates and federal laws governing receipt and disbursement of federal funds have been or will be complied with; and

WHEREAS, it is in the best interests of the District to adopt the amended budget for fiscal year ending June 30, 2026 and the final budget for fiscal year ending June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of The Crossing Public Infrastructure District No. 1, as follows:

1. The budget for fiscal year ending June 30, 2026 (the “Amended Budget”) in the amounts of \$0.00 in expenditures and \$0.00 in revenues is hereby adopted.
2. The budget for fiscal year ending June 30, 2027 (the “Final Budget”) in the amounts of \$0.00 in expenditures and \$0.00 in revenues is hereby adopted.
3. The District's officers and consultants are authorized to take all actions necessary to carry out the intent of this Resolution and to make all filings and postings required by applicable law.
4. This Resolution shall become effective immediately upon passage.

PASSED, APPROVED, and MADE EFFECTIVE this: June 23, 2026.

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1

Chair

ATTEST:

Clerk/Secretary