MINUTES
COMMUNITY INFRASTRUCTURE FINANCING DISTRICT
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF COMMUNITY INFRASTRUCTURE FINANCING DISTRICT HELD A SPECIAL MEETING ON TUESDAY JULY 14, 2026 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 10:00AM

A. Call to Order

M. Thomas Jolley called to order the special meeting of Community Infrastructure Financing District at 10:00am on Tuesday, July 14, 2026 at York Howell, 10610 South Jordan Gateway, Suite 200, South Jordan, Utah 84095.

The special meeting convened at _____pm.

B. Roll Call

M. Thomas Jolley conducted a roll call. The following individuals were present:

Members Present:

- Neil Goldman – Trustee (via Zoom)
- Andy Dorobek – Trustee (via Zoom)
- David French – Trustee (via Zoom)

Also Present:

- M. Thomas Jolley – District Counsel (via Zoom)
- Shana Bedard – District Counsel Paralegal (via Zoom)
- Shelby Clymer – District Accountant (via Zoom)
- Aaron Wade – Bond Counsel (via Zoom)

C. Preliminary Action Items

1. Oaths of Office
    a. Neil Goldman recites and signs his Oath of Office.
    b. Andy Dorobek recites and signs his Oath of Office.
    c. David French recites and signs his Oath of Office.

2. Election of District Chair
    a. _____ moves to elect _____ as District Chair.

b. _____ seconds the motion to elect _____ as District Chair.
c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
d. The motion passes unanimously.

3. Election of District Treasurer/Vice Chair
    a. _____ moves to elect _____ as District Treasurer/Vice Chair.
    b. _____ seconds the motion to elect _____ as District Treasurer/Vice Chair.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

4. Election of District Clerk/Secretary
    a. _____ moves to elect _____ as District Clerk/Secretary.
    b. _____ seconds the motion to elect _____ as District Clerk/Secretary.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

5. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms
    a. Neil Goldman will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
    b. Andy Dorobek will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
    c. David French will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. <u>Action Items</u>

1. Consider approval and ratification of the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the District.
    a. _____ moves to approve and ratify the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the District.
    b. _____seconds the motion to approve and ratify the Governing Document, Final Local Entity Plat, and all actions taken by the Board of Trustees to consummate the creation of the District.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

2. Consider approval of Resolution 2026-01: A resolution adopting rules of order.

a. _____ moves to approve Resolution 2026-01.
b. _____ seconds the motion to approve Resolution 2026-01.
c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
d. The motion passes unanimously.

3. Consider approval of Resolution 2026-02: A resolution implementing an electronic meetings policy.
    a. _____ moves to approve Resolution 2026-02.
    b. _____ seconds the motion to approve Resolution 2026-02.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

4. Consider approval of Resolution 2026-03: A resolution adopting District bylaws, including ethics and fraud prevention policies.
    a. _____ moves to approve Resolution 2026-03.
    b. _____ seconds the motion to approve Resolution 2026-03.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

5. Consider approval of Resolution 2026-04: A resolution implementing a District records policy.
    a. _____ moves to approve Resolution 2026-04.
    b. _____seconds the motion to approve Resolution 2026-04.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

6. Consider authorizing the District Chair to (a) obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, (b) accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $6,000; and (c) to adjust the policy period as needed to coordinate with pending bond issuance.
    a. _____ moves to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $6,000, and to adjust the policy period as needed to coordinate with pending bond insurance.
    b. _____ seconds the motion to authorize the District Chair to obtain a general liability policy proposal from Utah Local Governments Trust or such other insurance provider, accept any policy proposal for aggregate coverage of a minimum of $5 million with an annual premium not to exceed $6,000, and

to adjust the policy period as needed to coordinate with pending bond insurance.

c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
d. The motion passes unanimously.

7. Consider authorizing the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same.
    a. _____ moves to authorize the District Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same
    b. _____ seconds the motion to authorize the Ditrict Chair to obtain crime insurance for the District from Utah Local Governments Trust or such other insurance provider in the amounts of $6,000 per occurrence, and authorizing the payment of premiums for the same.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

8. Consider approval of a tentative District board meeting calendar for the calendar year of 2026.
    a. _____ moves to approve the tentative District board meeting calendar for the calendar year of 2026.
    b. _____ seconds the motion to approve the tentative District board meeting calendar for the calendar year of 2026.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

9. Consider Approval of Resolution 2026-05: CONSIDERATION OF A RESOLUTION OF THE BOARD ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE COMMUNITY ASSESSMENT AREA (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN 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.

    a. _____ moves to approve Resolution 2026-05.
    b. _____ seconds the motion to approve Resolution 2026-05.

c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
d. The motion passes unanimously.

10. Consider approval of an engagement agreement for legal services between the District and York Howell, and authorizing the District Chair to sign.
    a. _____ moves to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
    b. _____seconds the motion to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

11. Consider approval of an engagement agreement for Distirct Accountant services between the District and Clifton Larsen Allen, and authorizing the District Chair to sign.
    a. _____ moves to approve the engagement agreement for Distirct Accountant services between the District and Clifton Larsen Allen, and authorizes the District Chair to sign.
    b. _____ seconds the motion to approve the engagement agreement for l Distirct Accountant services between the District and Clifton Larsen Allen , and authorizes the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

12. Consider approval of an engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
    a. _____ moves to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
    b. _____ seconds the motion to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

13. Consider approval of an engagement agreement for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.

a. _____ moves to approve the engagement agreement for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.
b. _____ seconds the motion to approve the engagement agreement for District Engineer Services with the Connextion Group, and authorizing the District Chair to sign.
c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
d. The motion passes unanimously.

14. Consider approval of an engagement agreement for Bond Counsel services between the District and Gilmore & Bell, and authorizing the District Chair to sign.
    a. _____ moves to approve the engagement agreement for Bond Counsel services between the District and Gilmore & Bell, and authorizing the District Chair to sign.
    b. _____ seconds the motion to approve the engagement agreement for Bond Counsel services between the District and Gilmore & Bell, and authorizing the District Chair to sign.
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

15. Consider adoption of the tentative operating and capital budgets for calendar year 2026 and set a public hearing to take public comment on the same.
    a. _____ moves to adopt the tentative operating and capital budget for calendar year 2026 and authorize setting a public hearing to take public comment on the same
    b. _____ seconds the motion to adopt the tentative operating and capital budget for calendar year 2026 and authorize setting a public hearing to take public comment on the same
    c. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
    d. The motion passes unanimously.

E. Administrative Non-Action Items

1. Board Training – Open and Public Meetings Act
2. Training required by state auditor for new board members: https://training.auditor.utah.gov
    a. _____ intends on completing his training before the next special meeting.
    b. _____ intends on completing his training before the next special meeting.
    c. _____ intends on completing his training before the next special meeting.

F. Adjourn

1. _____ moves to adjourn the meeting.
2. _____ seconds the motion to adjourn the meeting.
   a. Neil Goldman: Aye / Andy Dorobek: Aye / David French: Aye
3. Meeting adjourned at _____pm

Signed: _____
_____, District Clerk/Secretary

The foregoing minutes were approved on the ___ day of _____ 2026.