NWQ PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF TRUSTEES
NOTICE OF MEETING

Wednesday, July 29, 2026, at 10:00 a.m.
Anchor location: 1245 E Brickyard Rd Ste 70, Salt Lake City, UT 84106

This meeting is also being held via teleconference, is open to the public and may be joined using the following information:
https://us06web.zoom.us/j/89220148207?pwd=fBLaQSHb14ODMR6jWwZF2AJ9tdRGM0.1

Meeting ID: 892 2014 8207

Passcode: 084480

Call-In: 720-707-2699

AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
   a. Consider Approval of Agenda
   b. Conflict Disclosures
3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
4. Action Items
   a. Approve Minutes from April 29, 2026 Regular Meeting (enclosure)
   b. Approve Listing of Claims Paid (enclosure)
   c. Accept Financial Statements (enclosure)
5. Discussion Items
6. Administrative Non-Action Items
   a. Next Regular Meeting: October 28, 2026
   b. Annual Board Training – Open and Public Meetings Act
   https://training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026
7. Adjourn

MINUTES OF A REGULAR MEETING

NWQ PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF TRUSTEES

Wednesday, April 29, 2026, at 10:00 a.m.
Anchor Location: 1245 E Brickyard Rd Ste 70, Salt Lake City, UT 84106

The meeting was also held via teleconference and open to the public.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following members of the Board of Trustees were in attendance:

Corey Berg, Chair
Paul Ritchie, Vice Chair
Rob Fetzer, Clerk/Secretary
Rob Heywood, Treasurer

Also present: Blair M. Dickhoner, Esq., and Betsy Russon, Esq., WBA, PC, District General Counsel; Shelby Clymer, CliftonLarsonAllen LLP, District Accountant; Josh Bush, Ritchie Group.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and in person. Upon a motion duly made and seconded, the meeting was called to order at 10:05 a.m.

Preliminary Action Items

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following discussion, upon a motion duly made by Mr. Berg, seconded by Mr. Ritchie, the Board unanimously approved the agenda as presented.

Conflict Disclosures

Mr. Dickhoner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting and reminded the Board of annual disclosures. No additional disclosures were noted.

Acknowledge and Accept Resignation of Mr. Joseph Hunt, effective February 2, 2026

The Board acknowledged and accepted the resignation of Mr. Joseph Hunt, effective February 2, 2026. Upon a motion duly made by Mr. Fetzer, seconded by Mr. Ritchie, and upon a vote unanimously carried, the Board acknowledged and accepted the resignation.

Public Comment

No members of the public were present. There was no public comment.

Public Hearing

Public Hearing on Adoption of Amended 2025 Budget as the Final Amended Budget

The Chair opened the public hearing to receive input from the public on the adoption of the amended 2025 budget as the final amended budget for the calendar year of 2025. No members of the public were present. Ms. Clymer presented the Tentative 2025 Amended Budget to the Board. No public comment was received. The Chair declared the public hearing closed.

Action Items

Adopt Resolution Amending 2025 Final Amended Budget

Ms. Clymer presented the Resolution Amending the 2025 Final Amended Budget to the Board for consideration. Following review, upon a motion duly made by Mr. Ritchie, seconded by Mr. Berg, and upon a vote unanimously carried, the Board adopted the Resolution Amending the 2025 Final Amended Budget.

Approve Minutes from January 28, 2026 Meeting

The Board reviewed the Minutes from the January 28, 2026 meeting. Following review, upon a motion duly made by Mr. Berg, seconded by Mr. Heywood, and upon a vote unanimously carried, the Board approved the Minutes.

Adopt Resolution Identifying an Anchor Location for Meetings of the Board

The Board considered the Resolution Identifying an Anchor Location for Meetings of the Board. Following discussion, upon a motion duly made by Mr. Ritchie, seconded by Mr. Heywood, and upon a vote unanimously carried, the Board adopted the Resolution, identifying the offices of the Ritchie Group, located at 1245 E Brickyard Rd Ste 70, Salt Lake City, UT 84106, as the anchor location for Board meetings.

Approve Listing of Claims Paid

Ms. Clymer presented the Listing of Claims Paid January 1, 2026 through March 31, 2026 to the Board for consideration. Following review, upon a motion duly made by Mr. Ritchie, *seconded by Mr. Fetzer, and upon a vote unanimously carried, the Board approved the Listing of Claims Paid.*

Accept March 31, 2026 Financial Statements

Ms. Clymer presented the March 31, 2026 Financial Statements to the Board for consideration. Following review, upon a motion duly made by Mr. Berg, seconded by Mr. Ritchie, and upon a vote unanimously carried, the Board accepted the March 31, 2026 Financial Statements.

Review Engineer's Cost Certification Report dated April 7, 2026 – Adopt Acceptance Resolution Pursuant to Infrastructure Acquisition and Reimbursement Agreement between the District and XR Quadrant Development, LLC

Mr. Dickhoner and Ms. Clymer presented the Engineer's Cost Certification Report dated April 7, 2026 and the proposed Acceptance Resolution Pursuant to the Infrastructure Acquisition and Reimbursement Agreement between the District and XR Quadrant Development, LLC to the Board for consideration. The Board engaged in discussion regarding certain electric and gas costs included in the certified costs and whether such costs are private in nature. Bond counsel confirmed that those costs may appropriately be paid out of bond proceeds. Mr. Berg noted that the electric and gas improvements were mandated by the utility companies because the improvements will serve other purposes.

The Board further noted that there is no formal evidence of approval or acceptance of the Public Infrastructure by the City of Salt Lake City. Mr. Heywood noted that a bond release has not yet occurred but that the bond release will effectively serve as the best documentation of the City's acceptance. Following discussion, the Board agreed to waive the requirement for formal evidence of City acceptance. Upon a motion duly made by Mr. Heywood, seconded by Mr. Berg, and upon a vote unanimously carried, the Board adopted the Acceptance Resolution, approving Certified District Eligible Costs in the amount of $17,308,097.81 for payment pursuant to the terms of the Infrastructure Acquisition and Reimbursement Agreement.

Discussion Items

None.

Administrative Non-Action Items

Next Regular Meeting

The next regular meeting is scheduled for July 29, 2026 at 10:00 a.m. The Board requested that the meeting be moved from the previously noticed date of July 22, 2026 to July 29, 2026 at the same time.

Annual Board Training – Open and Public Meetings Act

Mr. Dickhoner reminded the Board members of the required annual board training by the State Auditor and under the Open and Public Meetings Act.

Adjourn

There being no further business to come before the Board and upon a motion duly made by Mr. Heywood, seconded by Mr. Berg, and unanimously carried, the meeting was adjourned.

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

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Rob Fetzer
District Clerk/Secretary

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