

**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 10:05am.

B. Roll Call

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

Members Present:

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

Absent:

- Neil Goldman – Trustee

Also Present:

- M. Thomas Jolley – District Counsel (via Zoom)
- Shana Bedard – District Counsel Paralegal (via Zoom)
- Lauren Warburton – District Accountant, CLA (via Zoom)
- Aaron Wade – Bond Counsel, Gilmore Bell (via Zoom)
- Adam Daly – Bond Counsel, Gilmore Bell (via Zoom)

C. Preliminary Action Items

1. Oaths of Office

- a. Andy Dorobek recites and signs his Oath of Office.
- b. David French recites and signs his Oath of Office.

2. Election of District Chair

- a. David French moves to elect Neil Goldman as District Chair.
- b. Andy Dorobek seconds the motion to elect Neil Goldman as District Chair.
- c. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

3. Election of District Treasurer/Vice Chair

- a. David French moves to elect Andy Dorobek as District Treasurer/Vice Chair.
- b. Andy Dorobek seconds the motion to elect Andy Dorobek as District Treasurer/Vice Chair.
- c. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

4. Election of District Clerk/Secretary

- a. Andy Dorobek moves to elect David French as District Clerk/Secretary.
- b. David French seconds the motion to elect David French as District Clerk/Secretary.
- c. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

5. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms

- a. Andy Dorobek will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.
- b. David French will review, complete, and sign his Conflict of Interest Disclosure Form and Ethical Behavior Pledge Form.

D. Action Items

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. David French 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. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

2. Consider approval of Resolution 2026-01: A resolution adopting rules of order.
 - a. David French moves to approve Resolution 2026-01.
 - b. Andy Dorobek seconds the motion to approve Resolution 2026-01.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
3. Consider approval of Resolution 2026-02: A resolution implementing an electronic meetings policy.
 - a. David French moves to approve Resolution 2026-02.
 - b. Andy Dorobek seconds the motion to approve Resolution 2026-02.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
4. Consider approval of Resolution 2026-03: A resolution adopting District bylaws, including ethics and fraud prevention policies.
 - a. David French moves to approve Resolution 2026-03.
 - b. Andy Dorobek seconds the motion to approve Resolution 2026-03.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
5. Consider approval of Resolution 2026-04: A resolution implementing a District records policy.
 - a. David French moves to approve Resolution 2026-04.
 - b. Andy Dorobek seconds the motion to approve Resolution 2026-04.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
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. David French 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. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

- 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 \$1,000 per occurrence, and adjust the policy limits in coordination with pending bond issuance and authorizing the payment of premiums for the same.

- a. David French 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 \$1,000 per occurrence, and adjust the policy limits in coordination with pending bond issuance and authorizing the payment of premiums for the same
- b. Andy Dorobek seconds the motion 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 \$1,000 per occurrence, and adjust the policy limits in coordination with pending bond issuance and authorizing the payment of premiums for the same
- c. Aye / Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

- 8. Consider approval of a tentative District board meeting calendar for the calendar year of 2026.

- a. David French moves to approve the tentative District board meeting calendar for the calendar year of 2026.
- b. Andy Dorobek seconds the motion to approve the tentative District board meeting calendar for the calendar year of 2026.
- c. Andy Dorobek: Aye / David French: Aye
- d. The motion passes by quorum of the board.

- 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. David French moves to approve Resolution 2026-05.
 - b. Andy Dorobek seconds the motion to approve Resolution 2026-05.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
10. Consider approval of an engagement agreement for legal services between the District and York Howell, and authorizing the District Chair to sign.
 - a. David French moves to approve the engagement agreement for legal services between the District and York Howell, and authorizes the District Chair to sign.
 - b. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
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. David French 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. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
12. Consider approval of an engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
 - a. David French moves to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
 - b. Andy Dorobek seconds the motion to approve the engagement agreement for Investment Banking Services with DA Davidson, and authorizing the District Chair to sign.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.

13. Consider approval of an engagement agreement for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - a. David French moves to approve the engagement agreement for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - b. Andy Dorobek seconds the motion to approve the engagement agreement for District Engineer Services with the Connexion Group, and authorizing the District Chair to sign.
 - c. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
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. David French moves to approve the engagement agreement for Bond Counsel services between the District and Gilmore & Bell, and authorizing the District Chair to sign.
 - b. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.
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. David French 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. Andy Dorobek 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. Andy Dorobek: Aye / David French: Aye
 - d. The motion passes by quorum of the board.

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. Andy Dorobek intends on completing his training before the next special meeting.
 - b. David French intends on completing his training before the next special meeting.

F. Adjourn

1. David French moves to adjourn the meeting.
2. Andy Dorobek seconds the motion to adjourn the meeting.
 - a. Andy Dorobek: Aye / David French: Aye
3. Meeting adjourned at 10:44am

Signed:

Signed by: 
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David French, District Clerk/Secretary

The foregoing minutes were approved on the 25th day of August 2026.