October 3, 2025

The Board of Trustees (the "Board") of the Silver Cliffs Commons Public Infrastructure District, held a special meeting on September 8, 2026, at the hour of 2:00 p.m., with the following members of the Board being present:

Paul Morris	Trustee
Michael Wagstaff	Trustee
Davis Anderson	Trustee

Also present:

Brecken Anderson	District Clerk
Tyler King	District Counsel
Aaron Wade	Bond Counsel

Absent:

NONE

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this September 8, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Michael Wagstaff and seconded by Davis Anderson, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") TO APPROVE AND/OR RATIFY AN INFRASTRUCTURE ACQUISITION AND REIMBURSEMENT AGREEMENT, AN ADMINISTRATIVE FUNDING AND REIMBURSEMENT AGREEMENT, AND ALL OTHER AGREEMENTS IN CONJUNCTION WITH THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026A-1 AND SPECIAL ASSESSMENT BONDS, SERIES 2026A-2 INCLUDING BUT NOT LIMITED TO ENGAGEMENT OF LEGAL COUNSEL, CONSULTANTS, AND CONSTRUCTION MANAGEMENT; AND RELATED MATTERS

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah, including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the "District Act), Utah Code; and

WHEREAS, the District is authorized by the District Act to issue bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, constructing, extending, and otherwise improving publicly owned infrastructure, facilities, or systems, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the "Improvements"); and

WHEREAS, the Board of the District desires to and has taken action toward issuing bonds for the purpose of financing the costs of the Improvements; and

WHEREAS, pursuant Utah Code § 17D-4-301(10), the Board may either directly or through resolution delegate to one or more officers of the District the authority to approve and execute documents or contracts relating to the issuance of a bond and approve contracts related to the acquisition and construction of improvements, facilities, or property to be financed by a bond; and

WHEREAS, the District has need to execute various documents or contracts to issue the bonds contemplated by the District's prior board meetings that will finance the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the issuance of bonds, are hereby ratified, approved and confirmed.

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2. Pursuant to Utah Code § 17D-4-301(10), the Board hereby delegates and authorizes any or all of the following Board members and/or officers to review, negotiate, approve, and execute the documents or contracts relating to the issuance of the contemplated bonds to finance, acquire, and construct the Improvements: Paul Morris, Michael Wagstaff, Davis Anderson, and/or Brecken Anderson. The Board anticipates that the following agreements will be required to issue the bonds: an Infrastructure Acquisition and Reimbursement Agreement; an Administrative Funding and Reimbursement Agreement; various engagement agreements with professionals and consultants including, but not limited to, the following: legal counsel, underwriter, bond counsel, disclosure counsel, municipal advisor, engineer, banks, and others. The Board also anticipates the need to execute agreement(s) with Land Assist, LLC for construction management services.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF AGREEMENT

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on September 8, 2026, the Board of Trustees (the "Board") of Silver Cliffs Commons Public Infrastructure District (the "District") adopted a resolution authorizing Board members and officers to review, negotiate, approve, and execute documents or contracts relating to the issuance of bonds to finance, acquire and construct publicly owned infrastructure, facilities, or systems, along with other necessary miscellaneous improvements. This authorization applies to, but is not limited to, an Infrastructure Acquisition and Reimbursement Agreement; an Administrative Funding and Reimbursement Agreement; various engagement agreements with professionals and consultants such as legal counsel, underwriter, bond counsel, disclosure counsel, municipal advisor, banks, and others; and a construction management agreement with Land Assist, LLC.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

5. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

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6. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Silver Cliffs Commons Public Infrastructure District effective as of the Effective Date set forth above.

SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT

By:_____
Chair

ATTEST:

By: Brecken Anderson
Secretary/Clerk

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STATE OF UTAH)
: ss.
County of Washington)

I, Brecken Anderson, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Silver Cliffs Public Infrastructure District ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on September 8, 2026, commencing at the hour of 2:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on September 22, 2026.

By: Brecken Anderson
Secretary/Clerk

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EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brecken Anderson, the undersigned clerk (or assistant clerk) of Silver Cliffs Commons Public Infrastructure District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on September 8, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 22, 2026.

By: Brecken Anderson
Clerk

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SCHEDULE 1

NOTICE OF MEETING AND AGENDA

NOTICE AND AGENDA
Silver Cliffs Common Public Infrastructure District
Board of Trustees
Special Meeting
Notice Is Hereby Given that the Silver Cliffs Common Public Infrastructure District Board of Trustees will Hold a Meeting on Tuesday, September 8, 2026 at 2:00 p.m. at the Leeds Town Hall, 218 North Main St., Leeds, Utah 84746

1. Welcome and Call to Order
2. Approval of June 18, 2026 Minutes
3. Consideration of Resolution 2026-05 Approving an Infrastructure Acquisition Agreement, an Administrative Funding Agreement, and all Other Agreements, including Engagement of Legal Counsel, Consultants, and Construction Management in Conjunction with the Issuance and Sale of Limited Tax General Obligation Bonds, Series 2026a-1 and Special Assessment Bonds, Series 2026a-2
4. Consideration of Ordinance 2026-01 Adopting Facilities Fees Within the Boundary of the Silver Cliffs Commons Public Infrastructure District to be Collected at the Time of Application for a Building Permit
5. Updates
6. Adjourn

This meeting may be an electronic meeting so that board member and others may call in and participate. For any questions or needed accommodations call Brecken Anderson at 435-773-7476 or email SpecialDistrict.mgmt@gmail.com.

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Dropbox Sign

Audit trail

Title	Resolution 2026-05 For Signatures
File name	tmpb7w0s4b4.docx
Document ID	665bb1f2d2264e8218601b4c7f7a48159c915f4a
Audit trail date format	MM / DD / YYYY
Status	Signed

This document was requested on app.contractsafe.com and signed on app.contractsafe.com

Document History

SENT	**09 / 21 / 2026** 20:23:24 UTC-5	Sent for signature to Brecken Anderson (brecken@vital-lands.com) and Paul Morris (paul@vital-lands.com) by esign@contractsafe.com acting on behalf of ttmorr@gmail.com IP: 136.38.88.172
VIEWED	**09 / 21 / 2026** 22:14:18 UTC-5	Viewed by Paul Morris (paul@vital-lands.com) IP: 204.228.128.68
SIGNED	**09 / 21 / 2026** 22:16:07 UTC-5	Signed by Paul Morris (paul@vital-lands.com) IP: 204.228.128.68
VIEWED	**09 / 22 / 2026** 11:26:07 UTC-5	Viewed by Brecken Anderson (brecken@vital-lands.com) IP: 96.60.160.223
SIGNED	**09 / 22 / 2026** 11:26:58 UTC-5	Signed by Brecken Anderson (brecken@vital-lands.com) IP: 96.60.160.223
	09 / 22 / 2026 11:26:58 UTC-5	The document has been completed.

Dropbox Sign

Audit trail

Title	Resolution 2026-05 For Signatures
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