

MINUTES OF A SPECIAL MEETING

UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOARD OF TRUSTEES

March 6, 2026 at 10:30 a.m.

ANCHOR LOCATION: 300 S. 1350 E. Second Floor, Lehi, UT 84043

The meeting was 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 were in attendance:

Ben Ferry, Chair
Matt Rasband, Secretary
Craig Cannon, Trustee

Peter Evans and Nate Hutchinson were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Blair M. Dickhoner, Esq. and Betsy Fowler-Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; Shelby Clymer, CliftonLarsonAllen, LLP, District Accountant; and Kira Kaur, D.A. Davidson & Co.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and the meeting was called to order.

Preliminary Action Items

Confirm Conflict of Interest Disclosure

Mr. Dickhoner advised the Board that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the approving jurisdiction in accordance with Utah law, and those disclosures were reacknowledged by the board members. 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. The Board confirmed no additional disclosures.

Approval of Agenda

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

Public Comment

None.

Action Items

Boundary Actions

Certify Petition for Withdrawal of Property from FLAGSHIP GENEVA PARK HOLDINGS, LLC (Withdrawal No. 1)

Mr. Dickhoner presented the Petition for Withdrawal from Flagship Geneva Park Holdings, LLC to the Board for consideration. Following review, upon a motion duly made by Mr. Ferry and seconded by Mr. Cannon, and upon a vote unanimously carried, the Board certified the Petition for Withdrawal.

Adopt Resolution Withdrawing Property (Withdrawal No. 1)

The Board reviewed the Resolution Withdrawal of Property. Following discussion, upon a motion duly made by Mr. Ferry and seconded by Mr. Cannon, and upon a vote unanimously carried, the Board adopted the Resolution.

Certify Petition for Annexation of Property from Flagship Geneva Park Holdings, LLC (Annexation No. 1)

Mr. Dickhoner presented the Petition for Annexation from Flagship Geneva Park Holdings, LLC to the Board for consideration. Following review, upon a motion duly made by Mr. Cannon and seconded by Mr. Rasband, and upon a vote unanimously carried, the Board certified the Petition for Annexation.

Adopt Resolution Approving Annexation of Property (Annexation No. 1)

The Board reviewed the Resolution Authorizing the Annexation of Certain Property Within the Annexation Area Boundaries. Following discussion, upon a motion duly made by Mr. Ferry and seconded by Mr. Rasband, and upon a vote unanimously carried, the Board adopted the Resolution.

Administrative Non-Action Items

Annual Board Member Training

Mr. Dickhoner reminded the Board members to complete the Annual Board Member Training and Training Regarding the Open and Public Meetings Act, as required by the state auditor for Board members.

Other Business

Next Regular Meeting: April 15, 2026

Mr. Dickhoner reminded the Board members of the next regular meeting on April 15, 2026. No action was taken.

Adjourn

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

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

Matt Rasband, Clerk/Secretary

The foregoing minutes were approved on the 9th day of April, 2026