

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
REGULAR MEETING
Friday, October 9, 2026, at 9:00 a.m.
ANCHOR LOCATION: 1648 North 1130 West, Salem, UT 84653

This meeting is open to the public and may be joined using the following information:

LINK:

<https://us06web.zoom.us/j/88597792249?pwd=JPI15RvvSDycUoUK0Jwtn50dGVoMIz.1>

Meeting ID: 885 9779 2249

Passcode: 207373

BY PHONE: 1-720-707-2699

Trustees	Terms
Burke Staker – Chair	Term from August 7, 2024 to 6 years from appointment
Ryan Beck – Treasurer/Vice Chair	Term from August 7, 2024 to 4 years from appointment
Vacant	Term from May 2, 2024 to 6 years from appointment
Vacant	Term from [date of appointment] to 4 years from appointment
Vacant	Term from [date of appointment] to 4 years from appointment

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
 - a. Approve Agenda
 - b. Confirm Conflict of Interest 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 August 11, 2026 Special Meeting
5. Tentative Amended 2026 Budget
 - a. Consider Adoption of Tentative Amended 2026 Budget and Confirm Public Hearing for November 13, 2026 at 9:00 a.m. to hear public comment on the same
6. Tentative 2027 Budget
 - a. Consider Adoption of Tentative 2027 Budget and Confirm Public Hearing for November 13, 2026 at 9:00 a.m. to hear public comment on the same
7. Administrative Non-Action Items
8. Adjourn

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF THE
NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
HELD AUGUST 11, 2026 AT 11:00 A.M. AT
ANCHOR LOCATION: 1648 NORTH 1130 WEST, SALEM, UT 84653 AND VIA
TELECONFERENCE**

The special meeting of the Board of Directors of NS Public Infrastructure District No. 2 was called and held in accordance with the applicable laws of the State of Utah. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Burke Staker, Chair – via teleconference
Ryan Beck, Treasurer/Vice Chair – In-person at anchor location
Josh Clark, Clerk/Secretary – via teleconference

Also present were Megan J. Murphy, Esq., and Betsy Fowler Russon, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Shelby Clymer, CliftonLarsonAllen, LLP, District Accountant.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present. Upon a motion duly made and seconded, the meeting was called to order.

Preliminary Action Items

Approve Agenda

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

Conflict of Interest Disclosures

Ms. Russon advised the Board that, pursuant to Utah law, certain disclosures might be required prior to taking official action at the meeting. Ms. Russon reported that disclosures for those trustees 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 re-acknowledged by the Board members. Ms. Russon 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.

Public Comment

No members of the public were in attendance.

Action Items

Approve Minutes from April 15, 2026 Special Meeting

Ms. Russon presented the minutes from the April 15, 2026 special meeting to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the minutes from the April 15, 2026 special meeting.

Approval of Claims Listing

Ms. Clymer presented the Claims Listing to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the Claims Listing.

Approval of June 30, 2026 Unaudited Financials

Ms. Clymer presented the June 30, 2026 Unaudited Financials to the Board for consideration. Following review and discussion, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board accepted the June 30, 2026 Unaudited Financials.

Approve First Amendment to Governing Document

Ms. Russon presented the First Amendment to Governing Document to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the First Amendment to Governing Document.

Approve First Amendment to Interlocal Agreement with Salem City

Ms. Russon presented the First Amendment to Interlocal Agreement with Salem City to the Board for consideration. Following review, upon a motion duly made by Mr. Staker, seconded by Mr. Beck, and upon a vote unanimously carried, the Board approved the First Amendment to Interlocal Agreement with Salem City.

Administrative Non-Action Items

Acknowledgement of Josh Clark's Resignation from the Board

The Board acknowledged the resignation of Trustee Clark from the Board.

Next regular meeting October 9, 2026 at 11:00am

Ms. Russon noted that the next regular meeting is scheduled to start at 9:00am on October 9, 2026.

Adjourn

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

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

Secretary for the Meeting

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

**NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
GENERAL FUND
2026 AMENDED BUDGET**

	BUDGET 2026	AMENDED 2026
BEGINNING FUND BALANCES	\$ 63,020	\$ 14,730
REVENUES		
Interest income	400	14
Total revenues	400	14
TRANSFERS IN		
Transfers from other funds	65,583	108,306
Total funds available	129,003	123,050
EXPENDITURES		
General and administrative		
Accounting	20,520	20,520
Auditing	8,500	8,200
Insurance	4,000	7,500
Legal	19,000	19,000
Contingency	-	5,000
Total expenditures	52,020	60,220
TRANSFERS OUT		
Transfers to other fund	11,000	11,180
Total expenditures and transfers out requiring appropriation	63,020	71,400
ENDING FUND BALANCES	\$ 65,983	\$ 51,650
WORKING CAPITAL FUND	\$ 65,983	\$ 51,650
TOTAL RESERVE	\$ 65,983	\$ 51,650

**NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
CAPITAL PROJECTS FUND
2026 AMENDED BUDGET**

	BUDGET 2026	ESTIMATED 2026
BEGINNING FUND BALANCES	\$ 65,583	\$ 2,091,048
REVENUES		
Interest income	-	196
Acceptance of reimbursable costs	-	350,000
Total revenues	-	350,196
TRANSFERS IN		
Transfers from other funds	-	180
Total funds available	65,583	2,441,424
EXPENDITURES		
Capital Projects		
Engineering	-	5,000
Recognition of costs	-	350,000
Repayment of reimbursable costs	-	350,000
Total expenditures	-	705,000
TRANSFERS OUT		
Transfers to other fund	65,583	108,306
Total expenditures and transfers out requiring appropriation	65,583	813,306
ENDING FUND BALANCES	\$ -	\$ 1,628,118
WORKING CAPITAL FUND	\$ -	\$ 19,897
TOTAL RESERVE	\$ -	\$ 19,897

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2027

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
SUMMARY
2027 BUDGET
WITH 2025 ACTUAL AND 2026 ESTIMATED
For the Years Ended and Ending December 31,

10/2/26

	ACTUAL 2025	BUDGET 2026	ACTUAL 6/30/2026	ESTIMATED 2026	BUDGET 2027
BEGINNING FUND BALANCES	\$ 7,934,781	\$ 1,696,467	\$ 3,710,521	\$ 3,710,521	\$ 2,951,789
REVENUES					
Property taxes	38,749	-	788	100,879	-
Property taxes to be applied next year	-	-	-	(100,091)	100,091
Interest income	9,481	4,150	176	350	1,480
Acceptance of reimbursable costs	4,107,451	-	-	350,000	1,598,621
Total revenues	4,155,681	4,150	964	351,138	1,700,192
TRANSFERS IN	-	76,583	73,551	119,486	72,957
Total funds available	12,090,462	1,777,200	3,785,036	4,181,145	4,724,938
EXPENDITURES					
General Fund	47,510	52,020	18,980	55,220	56,650
Debt Service Fund	102,536	349,650	345,650	349,650	349,650
Capital Projects Fund	8,229,895	-	131	705,000	3,207,242
Total expenditures	8,379,941	401,670	364,761	1,109,870	3,613,542
TRANSFERS OUT	-	76,583	73,551	119,486	72,957
Total expenditures and transfers out requiring appropriation	8,379,941	478,253	438,312	1,229,356	3,686,499
ENDING FUND BALANCES	\$ 3,710,521	\$ 1,298,947	\$ 3,346,724	\$ 2,951,789	\$ 1,038,439
WORKING CAPITAL FUND	\$ 142,933	\$ 65,983	\$ 117,568	\$ 76,547	\$ 19,897
CAPITALIZED INTEREST	913,414	574,764	574,764	574,764	236,114
SURPLUS FUND	649,169	653,000	649,207	649,246	685,277
TOTAL RESERVE	\$ 1,833,720	\$ 1,293,747	\$ 1,404,160	\$ 1,320,454	\$ 941,288

No assurance provided. See summary of significant assumptions.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
GENERAL FUND
2027 BUDGET
WITH 2025 ACTUAL AND 2026 ESTIMATED
For the Years Ended and Ending December 31,

10/2/26

	ACTUAL 2025	BUDGET 2026	ACTUAL 6/30/2026	ESTIMATED 2026	BUDGET 2027
BEGINNING FUND BALANCES	\$ 62,000	\$ 63,020	\$ 14,730	\$ 14,730	\$ 56,650
REVENUES					
Interest income	240	400	7	14	800
Total revenues	240	400	7	14	800
TRANSFERS IN					
Transfers from other funds	-	65,583	66,371	108,306	72,957
Total funds available	62,240	129,003	81,108	123,050	130,407
EXPENDITURES					
General and administrative					
Accounting	17,920	20,520	10,810	20,520	20,950
Auditing	7,800	8,500	-	8,200	8,500
Insurance	6,324	4,000	-	7,500	7,500
Legal	15,466	19,000	8,170	19,000	19,700
Total expenditures	47,510	52,020	18,980	55,220	56,650
TRANSFERS OUT					
Transfers to other fund	-	11,000	7,180	11,180	-
Total expenditures and transfers out requiring appropriation	47,510	63,020	26,160	66,400	56,650
ENDING FUND BALANCES	\$ 14,730	\$ 65,983	\$ 54,948	\$ 56,650	\$ 73,757
WORKING CAPITAL FUND	\$ 14,730	\$ 65,983	\$ 54,948	\$ 56,650	\$ 19,897
TOTAL RESERVE	\$ 14,730	\$ 65,983	\$ 54,948	\$ 56,650	\$ 19,897

No assurance provided. See summary of significant assumptions.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
DEBT SERVICE FUND
2027 BUDGET
WITH 2025 ACTUAL AND 2026 ESTIMATED
For the Years Ended and Ending December 31,

10/2/26

	ACTUAL 2025	BUDGET 2026	ACTUAL 6/30/2026	ESTIMATED 2026	BUDGET 2027
BEGINNING FUND BALANCES	\$ 1,666,500	\$ 1,567,864	\$ 1,604,743	\$ 1,604,743	\$ 1,267,021
REVENUES					
Property taxes	38,749	-	788	100,879	-
Property taxes to be applied next year	-	-	-	(100,091)	100,091
Interest income	2,030	3,750	71	140	280
Total revenues	40,779	3,750	859	928	100,371
TRANSFERS IN					
Transfers from other funds	-	11,000	7,000	11,000	-
Total funds available	1,707,279	1,582,614	1,612,602	1,616,671	1,367,392
EXPENDITURES					
Debt Service					
Bond Interest - Series 2024A-1(2)	102,536	338,650	338,650	338,650	338,650
Paying agent fees	-	11,000	7,000	11,000	11,000
Total expenditures	102,536	349,650	345,650	349,650	349,650
TRANSFERS OUT					
Transfers to other fund	-	-	788	-	53,060
Total expenditures and transfers out requiring appropriation	102,536	349,650	346,438	349,650	402,710
ENDING FUND BALANCES	\$ 1,604,743	\$ 1,232,964	\$ 1,266,164	\$ 1,267,021	\$ 964,682
CAPITALIZED INTEREST	\$ 913,414	\$ 574,764	\$ 574,764	\$ 574,764	\$ 236,114
SURPLUS FUND	649,169	653,000	649,207	649,246	685,277
TOTAL RESERVE	\$ 1,562,584	\$ 1,227,764	\$ 1,223,972	\$ 1,224,010	\$ 921,391

No assurance provided. See summary of significant assumptions.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
CAPITAL PROJECTS FUND
2027 BUDGET
WITH 2025 ACTUAL AND 2026 ESTIMATED
For the Years Ended and Ending December 31,

10/2/26

	ACTUAL 2025	BUDGET 2026	ACTUAL 6/30/2026	ESTIMATED 2026	BUDGET 2027
BEGINNING FUND BALANCES	\$ 6,206,281	\$ 65,583	\$ 2,091,048	\$ 2,091,048	\$ 1,628,118
REVENUES					
Interest income	7,211	-	98	196	400
Acceptance of reimbursable costs	4,107,451	-	-	350,000	1,598,621
Total revenues	4,114,662	-	98	350,196	1,599,021
TRANSFERS IN					
Transfers from other funds	-	-	180	180	-
Total funds available	10,320,943	65,583	2,091,326	2,441,424	3,227,139
EXPENDITURES					
General and Administrative					
Accounting	1,021	-	-	-	-
Legal	5,913	-	-	-	-
Capital Projects					
Engineering	8,059	-	131	5,000	10,000
Recognition of costs	4,107,451	-	-	350,000	1,598,621
Repayment of reimbursable costs	4,107,451	-	-	350,000	1,598,621
Total expenditures	8,229,895	-	131	705,000	3,207,242
TRANSFERS OUT					
Transfers to other fund	-	65,583	65,583	108,306	19,897
Total expenditures and transfers out requiring appropriation	8,229,895	65,583	65,714	813,306	3,227,139
ENDING FUND BALANCES	\$ 2,091,048	\$ -	\$ 2,025,612	\$ 1,628,118	\$ -
WORKING CAPITAL FUND	\$ 128,203	\$ -	\$ 62,620	\$ 19,897	\$ -
TOTAL RESERVE	\$ 128,203	\$ -	\$ 62,620	\$ 19,897	\$ -

No assurance provided. See summary of significant assumptions.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
2027 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On April 3, 2024, the City Council of Salem City, Utah (the City), acting in its capacity as the creating authority for the NS Public Infrastructure District No. 2 (the District) and Nos. 1, 3-5 (together with the District, the Districts), adopted a resolution creating the Districts. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the Districts on May 2, 2024, which was recorded in the real property records of the Utah County Recorder on June 12, 2024.

The District was established to provide financing for infrastructure improvements to facilitate development within the boundaries of the Districts. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3%.

Property Taxes

The County assesses, bills, collects, and distributes property taxes for all taxing jurisdictions within its boundaries, including cities, school districts, and special districts, in accordance with state law. Property taxes are collected on two types of assets: 1) personal property, which represents business assets other than real estate, and 2) real estate and improvements. Uncollected taxes, including delinquent amounts, are deemed to be substantially collectible or recoverable through a tax sale process that is conducted when property taxes have been delinquent for five years. Accordingly, no allowance for doubtful tax accounts is necessary. Property taxes becomes a lien against the property as of January 1 in the year in which taxes are due. Property valuation notices are mailed to property owners in July.

Property owners can appeal the assessed valuation no later than September 15. Tax notices are mailed to property owners on or before November 1. Payments are due November 30.

Acceptance of Reimbursable Costs

The District anticipated receiving reimbursement requests from the Developer for public infrastructure funded and constructed by the Developer pursuant to the Infrastructure Acquisition and Reimbursement Agreement.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
2027 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

Administrative Expenditures

Administrative and operations expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

Debt Service

Interest payments are provided based on the schedule of debt service requirements to maturity for the Series 2024A-1(2) Bonds (discussed under debt and leases).

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

On November 12, 2024, the District issued Series 2024A-1(2) Limited Tax General Obligation Bonds, Series 2024 A-2(2) Limited Tax General Obligation Convertible Capital Appreciation Bonds, and Series 2024B Subordinate Limited Tax General Obligation Bonds.

The 2024A-1(2) Bonds were issued in the par amount of \$5,210,000 and bear interest at a rate 6.50% payable annually on March 1 beginning on March 1, 2025. Annual mandatory sinking fund principal payments are due on March 1 beginning on March 1, 2032. The 2024A-2(2) Bonds were issued in the original par amount of \$1,622,919.20, accreting to a principal amount of \$2,660,000, converting to current interest bonds on March 1, 2032. Prior to conversion, the 2024A-2(2) Bonds accrete in value at an assumed annual yield of 7.00% from the date of issuance. Upon conversion, interest and principal is payable annually on March 1 beginning on March 1, 2033. The 2024B Bonds were issued in the par amount of \$1,638,000 and bear interest at a rate of 9.0%. The 2024B Bonds are payable annually on March 15 beginning on March 15, 2025. The 2024B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to maturity and are payable annually only to the extent of available pledged revenues.

This information is an integral part of the accompanying budget.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$5,210,000 Limited Tax General Obligation Bonds

Series 2024A-1(2)

Dated November 12, 2024

Interest Rate - 6.500%

Interest and Principal Payable March 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2027	\$ -	\$ 338,650	\$ 338,650
2028	-	338,650	338,650
2029	-	338,650	338,650
2030	-	338,650	338,650
2031	-	338,650	338,650
2032	25,000	338,650	363,650
2033	60,000	337,025	397,025
2034	70,000	333,125	403,125
2035	75,000	328,575	403,575
2036	85,000	323,700	408,700
2037	95,000	318,175	413,175
2038	105,000	312,000	417,000
2039	115,000	305,175	420,175
2040	125,000	297,700	422,700
2041	140,000	289,575	429,575
2042	155,000	280,475	435,475
2043	165,000	270,400	435,400
2044	180,000	259,675	439,675
2045	195,000	247,975	442,975
2046	215,000	235,300	450,300
2047	235,000	221,325	456,325
2048	250,000	206,050	456,050
2049	275,000	189,800	464,800
2050	295,000	171,925	466,925
2051	320,000	152,750	472,750
2052	345,000	131,950	476,950
2053	370,000	109,525	479,525
2054	400,000	85,475	485,475
2055	915,000	59,475	974,475
Total	<u>\$ 5,210,000</u>	<u>\$ 7,837,700</u>	<u>\$ 13,047,700</u>

See summary of significant assumptions.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$1,622,919 Convertible Capital Appreciation Bonds

Series 2024A-2 (2)

Dated November 12, 2024

Interest Rate - 7.000%

Payable March 1

Conversion Date March 1, 2032

Year Ending
December 31.

	<u>Issue Amount</u>	<u>Accreted Amount</u>	<u>Total Value at Maturity</u>	<u>Current Interest after Conversion Date</u>	<u>2024A-2(2) Bonds Debt Service</u>	<u>Bond Principal Outstanding After Conversion</u>
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
2031	-	-	-	-	-	-
2032	-	-	-	-	-	2,660,000
2033	18,304	11,696	30,000	186,200	216,200	2,630,000
2034	18,304	11,696	30,000	184,100	214,100	2,600,000
2035	24,405	15,595	40,000	182,000	222,000	2,560,000
2036	27,455	17,545	45,000	179,200	224,200	2,515,000
2037	30,506	19,494	50,000	176,050	226,050	2,465,000
2038	33,557	21,443	55,000	172,550	227,550	2,410,000
2039	36,607	23,393	60,000	168,700	228,700	2,350,000
2040	42,708	27,292	70,000	164,500	234,500	2,280,000
2041	42,708	27,292	70,000	159,600	229,600	2,210,000
2042	45,759	29,241	75,000	154,700	229,700	2,135,000
2043	54,911	35,089	90,000	149,450	239,450	2,045,000
2044	57,961	37,039	95,000	143,150	238,150	1,950,000
2045	64,063	40,937	105,000	136,500	241,500	1,845,000
2046	70,164	44,836	115,000	129,150	244,150	1,730,000
2047	73,214	46,786	120,000	121,100	241,100	1,610,000
2048	82,366	52,634	135,000	112,700	247,700	1,475,000
2049	88,467	56,533	145,000	103,250	248,250	1,330,000
2050	97,619	62,381	160,000	93,100	253,100	1,170,000
2051	103,720	66,280	170,000	81,900	251,900	1,000,000
2052	112,872	72,128	185,000	70,000	255,000	815,000
2053	122,024	77,976	200,000	57,050	257,050	615,000
2054	131,176	83,824	215,000	43,050	258,050	400,000
2055	244,048	155,952	400,000	28,000	428,000	-
Total	\$ 1,622,919	\$ 1,037,080	\$ 2,660,000	\$ 2,996,000	\$ 5,656,000	

See summary of significant assumptions.