THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE

UNIFIED FIRE SERVICE AREA AGENDA

February 16, 2021, 8:30 a.m.
(or immediately following the UFA Board meeting, if after 8:30 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES SHALL ASSEMBLE FOR AN **ELECTRONIC MEETING ONLY**, DUE TO THE COVID-19 PANDEMIC

THE PUBLIC MAY ATTEND ELECTRONICALLY VIA ZOOM WEBINAR AT:
https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTi9lSDIxMS96KzZXZz09
Password: 123911

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1. Call to Order – Chair Overson

2. Public Comment
   Please limit comments to three minutes each. There are two options for comments during this meeting:
   a. Live during the Webinar by logging in as described above. If you wish to make a comment, select the "Raise Hand" button at the bottom of the screen. You will then be added to the que and invited to speak.
   b. EMAIL: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. February 15, 2021. Emailed comments submitted prior to 7:00 a.m. February 15, 2021, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFA Board, but not read into the meeting record or addressed during the meeting.

3. Administer Oath of Office for New Board Members – Cyndee Young, Clerk

4. Approval of Minutes – Chair Overson
   a. January 19, 2021

5. Station Construction Update – Assistant Chief Burchett

6. Consideration to Pursue Magna Land Lease Request – Assistant Chief Burchett

7. District Administrator Report – Rachel Anderson

8. 2021 Bond Financed Projects – Plans and Specifications
   (17D-2-301, 302 Requirements) – Assistant Chief Burchett

9. Consider Resolution 02-2021A Authorizing and Approving the Execution and Delivery of an Amendment to Master Lease Agreement, One or More Ground Leases by and Between the Service Area and the Local Building Authority of the Unified Fire Service Area (The "Authority"); Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds, Series 2021, in an Aggregate Principal Amount of Not More Than $42,500,000; Authorizing and Approving the Execution and Delivery by the Authority of a Supplemental Indenture, Certificate of Award, Certain Security Documents, and Other Documents Required in Connection Therewith; Authorizing and Approving the Distribution and Use of a Preliminary Official Statement and an Official Statement; Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution; and Related Matters – CFO Hill

10. Possible Closed Session
    The Unified Fire Service Area may temporarily recess the meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 or for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.
    (If only discussing topic (A), character, etc., then you may move to not record that portion of the closed session per Utah Code § 52-4-206 (6).)

    Re-Open the Meeting

11. Adjournment – Chair Overson

The next Board meeting will be held March 16, 2021 at 8:30 a.m. electronically only.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFSA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA will make reasonable accommodation for participation in the meetings. Please call the clerk at least three workings days prior to the meeting at 801-743-7213. Motions relating to any of the foregoing, including final action, may be taken at the meeting. This meeting may be held telephonically/electronically to allow a member of the UFSA Board to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, does hereby certify that the above agenda notice was posted on this 12th day of February 2021 on the UFSA bulletin boards, the UFSA website http://unifiedfireservicearea.com , posted on the Utah State Public Notice website http://www.utah.gov/pmn/index.html and was emailed to at least one newspaper of general circulation with the jurisdiction of the public body.

Cynthia Young, UFSA Board Clerk

UNIFIED FIRE SERVICE AREA
Meeting Minutes
8:30 a.m.

This meeting was held electronically via ZOOM due to the COVID-19 Pandemic

Board Members Present

Council Member Allan Perry
Council Member Gary Bowen
Council Member Kathleen Bailey
Council Member Trish Hull
Mayor Dan Knopp
Mayor Harris Sondak
Mayor Jeff Silvestrini
Mayor Kelly Bush
Mayor Kristie Overson
Mayor Robert Hale
Mayor Tom Westmoreland
Surveyor Reid Demman

Board Members Absent

Mayor Jenny Wilson
Council Member Richard Snelgrove

Staff

Tony Hill, UFA CFO
Chief Dan Petersen
Cyndee Young, UFSA Clerk
Rachel Anderson, UFSA Legal Counsel/District Administrator

Guests

AC Burchett
AC Pilgrim
AC Higgs
Arriann Woolf
OC Dern
Bill Brass
Brad Patterson, Bond Counsel
Captain Bogenschutz
Captain Conn
Captain Simons
Calogero Ricotta
Captain Greensides
Division Chief Larson
Division Chief Widdison
Division Chief Robinson
Division Chief Torgersen
Deputy Mayor Catherine Kanter
Erica Langenfass
Johnathan Ward, Zions
J Cody Hill, Midvale
Japheth McGee, Zions
Kiyoshi Young
Kate Turnbaugh
Keith Zuspan, Brighton
Lana Burningham
Larson Wood
Local 1696
Nile Easton, DOC
Nate Rockwood, Midvale
Patrick Costin
Rachel Anderson, UFSA
Ryan Love
Shelli Fowlks
Steve Quinn
Sam Klemm, SLCo
Tim Tingey, CWH
Wendy Thomas

Chair Kristie Overson Presided

<u>Called to Order</u>

Chair Overson called the meeting to order at 9:04 a.m. Quorum present.

I

Attendance roll taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	-
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Hull	Y	Westmoreland	Y
Knopp	Y	Wilson	-

Public Comment

None.

Public comment was made available live and with a posted email address.

Approval of Minutes – Chair Overson

Mayor Hale moved to approve the minutes from the December 15, 2020, UFSA Board Meeting as submitted.

Mayor Knopp seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	-
Demman	Y	Snelgrove	-
Hale	Y	Sondak	Y
Hull	Y	Westmoreland	Y
Knopp	Y	Wilson	-

Approval of Resolutions 01-2021A/B Board Elections – Legal Counsel Anderson

a. Chair

Mayor Knopp moved to approve Resolution 01-2021A retaining Mayor Overson as the UFSA Board Chair as voted upon this day.

Mayor Bush seconded the motion.

All verbally voted in favor.

None opposed.

b. Vice Chair

Council Member Hull moved to approve Resolution 01-2021B retaining Mayor Westmoreland as the UFSA Board Vice Chair as voted upon this day.

Surveyor Demman seconded the motion.

All verbally voted in favor.

None opposed.

Quarterly Financial Report – CFO Hill

CFO Hill stated that this is the first look at year-end UFSA 2020. Reviewed Income Revenue and stated that it is ahead of projections, Impact Fees are strong, even with the Pandemic.

Expenditures are as expected, no areas of concern with 2020 expenditures, Debt Services Bond is right on budget. The auditors will be in soon, expecting a few more year-end expenditures, and Property Taxes will be trued up as well.

Mayor Hale moved to approve the quarterly financial report including the list of expenditures for the last quarter as presented.
Council Member Perry seconded the motion.
Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	-
Demman	Y	Snelgrove	-
Hale	Y	Sondak	Y
Hull	Y	Westmoreland	Y
Knopp	Y	Wilson	-

Transition of Accounting System from QuickBooks to Caselle – CFO Hill

CFO Hill and staff are requesting to transition the accounting system UFSA uses from QuickBooks to Caselle. Caselle meets our needs, is used for UFA accounting, and is better suited for governmental accounting. There are no additional budget requests, however this is coming before the Board as it wasn't included in expenditures.

A memo was included in the packet outlining the $3,000 needed to make the transition and the monthly service fee of $133.00, an increase from the currently $33.00 for QuickBooks.

Mayor Knopp moved to approve the transition of the accounting system from QuickBooks to Caselle as discussed.
Council Member Bailey seconded the motion.
Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	-
Demman	Y	Snelgrove	-
Hale	Y	Sondak	Y
Hull	Y	Westmoreland	Y
Knopp	Y	Wilson	-

Mayor Sondak stated that Alta currently uses Caselle and cautioned that there are a lot of additional costs for each extra module. CFO Hill agrees and has experienced this with UFA accounting, but has worked to identify and set up only what is currently needed to provide the accounting for UFSA.

Station Construction Update – Assistant Chief Burchett

AC Burchett explained the communication plan that was used with the neighbors surrounding old Station 112 and the new temporary Station 112 and plans to utilize the same communications with all station construction.

Have been conducting Geotechnical and HazMat testing on both Station 112 locations. Have found some HazMat issues, anticipated due to the age of the stations, but have found no Geotechnical issues.

The large station design is in the schematic design phase and work is taking place within the Steering Committee to finalize the design. The small station design isn't fitting on some of the property footprints, therefore a higher design fee is anticipated, but this should result in less construction costs.

District Administrator Anderson is also working to complete a land purchase west of Station 112 that was never completed. This piece of land will become part of the new footprint for Station 112. Also working with property owner where the new Station 251 will be built, as well as getting an appraisal and surveying the land to prepare for making an offer. Working with Eagle Mountain City Manager Jerome to finalize a building site for the new Station 253, hope to have this finalized in the next 3-6 months.

Consider Resolution 01-2021C Approving the Interlocal Agreement Between Midvale City Redevelopment Agency/Main Street CDA and Unified Fire Service Area – Legal Counsel Anderson

Midvale Community Development Director Rockwood and Redevelopment Agency Manager Hill presented a proposal for a Main Street CDA in Midvale. The goal is to create a sense of place, Mayor Hale stated that without this, Main Street is dying. The majority of the budget is helping with infrastructure updates, not to pad the General Fund, but to increase available density for developers.

Mayor Westmoreland stated he is interested in hearing updates on how work with developers and business participation is coming together.

Mayor Knopp asked as to how many needed to sign off on this and if anyone had as of yet? RDA Manager Hill stated that this is a CDA, so it doesn't need a taxing entity committee, it only requires individual agreements. Working on SLCo, School District, and UFSA.

Mayor Sondak asked if they were optimistic with SLCo participation with their decrease in revenue? Meetings have taken place with SLCo thus far, the process is crawling, but they are optimistic. It helps that the budget for this project isn't massive, it's $27M over 20 years and targets what SLCo is working on; growth, redevelopment, and declining areas.

Mayor Knopp asked for a recommendation from staff. Counsel Anderson has reviewed the proposal and has been included in the conversations and feels comfortable moving forward. CFO Hill agreed.

Chief Petersen stated that the current station in the area will be replaced with a larger station with the ability to house additional crews and apparatus. With the work with Darkhorse predictability software, this location is ideal for growth in the coming 20 years, however this growth is part of the future anticipation of two crews working from this station.

Mayor Knopp moved to adopt Resolution 01-2021C approving the Interlocal Agreement between Midvale City Redevelopment Agency/Main Street CDA and Unified Fire Service Area.
Mayor Westmoreland seconded the motion.
Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush		Silvestrini	Y
Demman	Y	Snelgrove	-
Hale	Y	Sondak	Y
Hull	Y	Westmoreland	Y
Knopp	Y	Wilson	-

District Administrator Report – Rachel Anderson

District Administrator Anderson provided a brief update on current projects:

Construction and property purchases in Eagle Mountain
Completion of property purchase for land west of Station 112
Working with Bond Council on bond completion

The Withdrawal of Herriman and Riverton is complete and recorded.
Legislative Session begins today, working with UFA and following any bill pertinent to UFSA.

Mayor Silvestrini asked if there has been any talk of boundary annexation from Murray? Neither Surveyor Demman nor Deputy Mayor Kanter have heard anything. DA Anderson will stay aware of any news.

Closed Session

None

Motion to Adjourn

Mayor Silvestrini moved to adjourn the January 19, 2021 UFSA Board Meeting.
Council Member Perry seconded the motion.
All verbally voted in favor.
None opposed.

MEMORANDUM

TO: UFSA Board of Trustees
FROM: Assistant Chief Burchett
DATE: February 16, 2021

SUBJECT: Consideration to Pursue Magna Land Lease Request

Intent
To receive direction from the Board of Directors concerning a proposed land lease for 60 square feet of land located on the Magna Station 111 property.

Discussion
Staff was approached by a national cell phone tower company (Crown Castle) about the possibility of leasing a small piece of land at Magna Station 111 to house their emergency back-up generator.

The terms of the lease are proposed to be $350-$400 per month with an annual escalation of 2% for 30 years. Legal Counsel Anderson has reviewed the proposal and expressed no real concerns about the terms or proposal.

The operational impact to our crews would be minimal and would be limited to a noise component when the generator is in operation. The unit requires monthly onsite testing, so frequent access to the property would also be needed.

MEMORANDUM

TO: UFSA Board of Trustees
FROM: Assistant Chief Burchett
DATE: February 16, 2021

SUBJECT: 2021 Bond Financed Projects – Plans and Specifications

Intent
To obtain Board support and approval on the fire station construction specifications and proposed budget.

Discussion
Utah State code section 17D-2-301 (below) requires that the plans and specification for the project and the estimated project costs are submitted to the governing body for approval.

Below is a list of which stations will be built, planned size, and total estimated cost.

Station	Size (Sqft)	Dorm Rooms	Number of Bays	Estimated Cost
112	10,500	6	2	$6,420,199
102	10,500	6	2	$6,420,504
125	16,594	10	3	$8,402,924
251	11,775	6	3	$7,039,289
253	16,594	11	3	$8,272,146
Total				$36,555,062

Utah Code

17D-2-301 Project plans and specifications.
Each local building authority that proposes to construct, acquire, improve, or extend a project for the use of its creating local entity shall submit to the governing body of the creating local entity:
(1) plans and specifications for the project; and
(2) the estimated project costs.

Enacted by Chapter 360, 2008 General Session

Salt Lake City, Utah

February 16, 2021

The Board of Trustees (the "Board") of the Unified Fire Service Area, Utah (the "Service Area"), met in regular, public session at the regular meeting place of the Board, on February 16, 2021, at the hour of [9:00] a.m., with the following members of the Board being present:

Kristie S. Overson	City of Taylorsville	Chair
Kathleen Bailey	Copperton Metro Township	Trustee
Gary Bowen	Emigration Township	Trustee
Kelly Bush	Kearns Metro Township	Trustee
Reid J. Demman	Salt Lake County	Trustee
Robert Hale	Midvale City	Trustee
Trish Hull	Magna Metro Township	Trustee
Dan Knopp	Town of Brighton	Trustee
Allan Perry	White City Metro Township	Trustee
Jeff Silvestrini	Millcreek	Trustee
Harris Sondak	Town of Alta	Trustee
Dea Theodore	Salt Lake County	Trustee
Tom Westmoreland	Eagle Mountain City	Vice Chair
Jenny Wilson	Salt Lake County	Trustee

Also present:

Dan Petersen	Fire Chief
Tony Hill	Chief Financial Officer
Rachel Anderson	Service Area Administrator and Legal Counsel
Cyndee Young	Clerk

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, there was presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this February 16, 2021 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by ______________ and seconded by _____________, adopted by the following vote:

AYE:
NAY:

The resolution was then signed by the Chair and recorded by the Clerk in the official records of the Unified Fire Service Area, Utah. The resolution is as follows:

RESOLUTION 02-2021A

A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO MASTER LEASE AGREEMENT, ONE OR MORE GROUND LEASE AGREEMENTS BY AND BETWEEN THE SERVICE AREA AND THE LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2021, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN $42,500,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A SUPPLEMENTAL INDENTURE OF TRUST, CERTIFICATE OF AWARD, CERTAIN SECURITY DOCUMENTS, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING AND APPROVING THE DISTRIBUTION AND USE OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the Board has previously authorized and directed the creation of the Local Building Authority of the Unified Fire Service Area, Utah (the "Authority"); and

WHEREAS, pursuant to the direction of the Service Area, the Authority has been duly and regularly created, established and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and the laws of the State of Utah, including, in particular, the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Building Authority Act"); and

WHEREAS, pursuant to the provisions of the Building Authority Act and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (together with the Building Authority Act, the "Act"), the Authority has authority to issue its lease revenue bonds for the purpose of financing certain improvements for and on behalf of the Service Area; and

WHEREAS, the Authority has previously issued various series of lease revenue bonds, pursuant to a General Indenture of Trust dated as of August 1, 2008, as heretofore supplemented and amended (the "General Indenture"), by and between the Authority and Zions Bancorporation, National Association (the "Trustee"), in order to finance the acquisition, construction, and/or improvements of or to certain fire stations and related improvements; and

WHEREAS, under the direction of the Service Area, the Authority now desires to issue its Lease Revenue Bonds, Series 2021 (to be issued in one or more series and with such other or further designation(s) as the Authority may determine) (the "Series 2021 Bonds"), in the aggregate principal amount of not to exceed $42,500,000 to (a) finance the acquisition, construction, and/or improvements of or to certain fire stations or other emergency responder facilities and related improvements (the "Series 2021 Projects"); (b) fund capitalized interest, (c) fund any required deposit to a debt service reserve fund, and (d) pay costs associated with the issuance of the Series 2021 Bonds; and

WHEREAS, the Series 2021 Bonds are to be issued under the General Indenture and a Fourth Supplemental Indenture dated as of March 1, 2021 (the "Fourth Supplemental Indenture") by and between the Authority and the Trustee and substantially in the form attached hereto as Exhibit B; and

WHEREAS, the Series 2021 Projects are to be leased by the Authority, as lessor, to the Service Area, as lessee, on an annually renewal basis and pursuant to the terms and provisions of the Master Lease Agreement (the "Master Lease") dated as of August 1, 2008, as previously amended and as further amended by an Amendment to Master Lease Agreement dated as of March 1, 2021 (the "Amendment to Master Lease" and together with the Master Lease and all prior amendments thereto, the "Lease") by and between the Authority and the Service Area in substantially the form presented to this meeting and attached hereto as Exhibit C; and

WHEREAS, the Service Area is the owner of either a fee simple title or a leasehold interest to certain parcels on which portions of the Series 2021 Project are located and the Authority desires to lease such properties from the Service Area pursuant to the terms and provisions of one or more ground lease agreements (collectively referred to herein as the "Ground Lease") in substantially the form presented to this meeting and attached hereto as Exhibit D; and

WHEREAS, to further secure its payment obligations under the Indenture, the Authority proposes to grant a lien on and security interest in the Series 2021 Projects (if necessary) pursuant to Deed(s) of Trust (or Leasehold Deed(s) of Trust), Assignment of Rents and Security Agreement(s), and Assignment(s) of Ground Lease (collectively, the "Security Documents") in substantially the forms attached hereto as Exhibit E; and

WHEREAS, in the event that the it is determined that it is in the best interests of the Authority to publicly offer all or a portion of the Series 2021 Bonds, the Authority desires to authorize the use and distribution of a Preliminary Official Statement (the "Preliminary Official Statement") in substantially the form attached hereto as Exhibit F, including a form of an Official Notice of Bond Sale or a substantially similar document for use with or without a Preliminary Official Statement (the "Official Notice of Bond Sale") in the case where the Series 2021 Bonds are sold at a competitive sale, and to approve a final Official Statement (the "Official Statement") in substantially the form as the Preliminary Official Statement, and other documents relating thereto; and

WHEREAS, the Authority by its resolution dated the date hereof (the "Authority Resolution") has or will authorize, approve and direct the execution of the Fourth Supplemental Indenture, Amendment to Master Lease, Ground Lease, and Security

Documents and to authorize the issuance of the Series 2021 Bonds and the financing of the Series 2021 Projects and to further authorize the use and distribution of the Preliminary Official Statement and Official Statement and certain other acts to be taken by the Authority in connection therewith; and

WHEREAS, (i) the plans and specifications for the Series 2021 Projects, including a certificate of the engineer/architect responsible for planning the Series 2021 Projects (which certificate sets forth the estimated useful life of the Series 2021 Projects) and (ii) the estimated costs of the Series 2021 Projects are set forth in Exhibit G hereto and are hereby submitted to the Board for its approval; and

WHEREAS, in order to sell the Series 2021 Bonds to the public, it will be necessary for the Service Area to execute the Continuing Disclosure Undertaking in the form attached as Appendix D to the Preliminary Official Statement (the "Continuing Disclosure Undertaking"); and

WHEREAS, the Authority may not exercise any of its powers without prior authorization by the Service Area, and therefore it is necessary that the Service Area authorize certain actions by the Authority in connection with the transactions contemplated hereby in connection with the issuance of the Series 2021 Bonds; and

WHEREAS, the Service Area desires to improve and promote the local health and general welfare of the citizens of the Service Area by entering into the documents and taking the actions described above; and

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Unified Fire Service Area, Utah, as follows:

Section 1. Terms defined in the foregoing recitals hereto shall have the same meaning when used in this Resolution. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Service Area and by the officers of the Authority directed toward the issuance of the Series 2021 Bonds and the financing of the Series 2021 Project are hereby ratified, approved and confirmed.

Section 2. The Service Area hereby finds and determines, pursuant to the Constitution and laws of the State of Utah, that the leasing of the Series 2021 Projects under the terms and provisions and for the purposes set forth in the Lease and the other documents, instruments and conveyances hereinafter approved and authorized, is necessary, convenient and in furtherance of the governmental and proprietary purposes of the Service Area and is in the best interest of the citizens of the Service Area, and the Service Area hereby authorizes, approves and directs the issuance and sale of the Series 2021 Bonds by the Authority in accordance with the provisions of the Indenture and the leasing of the Series 2021 Project in the manner provided in the Lease and the Ground Lease.

Section 3. The Fourth Supplemental Indenture, the Amendment to Lease, the Ground Lease, the Continuing Disclosure Undertaking and the Security Documents in substantially the respective forms presented to the Board at this meeting and attached hereto as exhibits, are in all respects approved, authorized, and confirmed, and the Chair or Vice Chair, in the absence of the Chair, is authorized to approve the final terms thereof and to execute and deliver the Ground Lease, the Continuing Disclosure Undertaking and the Amendment to Lease in the forms and with substantially the same content as attached hereto for and on behalf of the Service Area with final terms as may be established for the Series 2021 Bonds by the Authority and with such alterations, changes or additions as may be necessary or as may be authorized herein. When authorized by the Governing Board of the Authority, the Service Area hereby approves and authorizes the execution and delivery of the Lease, the Indenture, the Security Documents and the Ground Lease, by the Authority in substantially the forms presented to the Board at this meeting and attached hereto as exhibits for and on behalf of the Authority.

Section 4. The Board hereby authorizes the financing of the Series 2021 Project and the delegation by the Authority to certain officers of the Authority (the "Designated Officers"), the ability to set the final terms of the Series 2021 Bonds within the parameters established by the Authority in the Authority Resolution, which parameters are as follows: maximum aggregate principal amount shall not exceed $42,500,000; the maximum interest rate shall not exceed 5.5% per annum; the maximum maturity shall not exceed twenty-two years (22) years from the dated date of the Series 2021 Bonds; and the maximum discount from par at which the Series 2021 Bonds may be sold shall not exceed 2.0%.

Section 5. For the purpose of providing funds to (a) finance the Series 2021 Projects, (b) fund capitalized interest with respect to the Series 2021 Bonds, (c) fund any required deposits to a reserve fund, and (d) pay costs associated with the issuance of the Series 2021 Bonds and for such other purposes as may be authorized under the Indenture, the Authority shall issue the Series 2021 Bonds which shall be designated the "Local Building Authority of the Unified Fire Service Area, Utah Lease Revenue Bonds, Series 2021" (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Authority, provided that the terms of the Series 2021 Bonds shall not exceed the parameters referenced in Section 4 herein). The Series 2021 Bonds shall be dated, shall bear interest, and shall mature as set forth in the Fourth Supplemental Indenture.

Section 6. The Board hereby authorizes the distribution and use of the Preliminary Official Statement, in the form attached hereto as Exhibit F, in the marketing of the Series 2021 Bonds and hereby approves the distribution and use of the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 7. The form, terms, and provisions of the Series 2021 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Series 2021 Bonds shall mature prior to the expiration of the estimated useful life of the Series 2021 Project. The Chair/President of the Authority, including any authorized official acting in the Chair/President's place, is hereby authorized to execute the Series 2021 Bonds, to place thereon the seal of the Authority and to deliver the Series 2021 Bonds to the Underwriter. The Secretary-Treasurer of the Authority is authorized to attest to the signature of the

Chair/President and affix the seal of the Authority to the Series 2021 Bonds and to authenticate the Series 2021 Bonds. The signatures of the Chair/President and of the Secretary-Treasurer may be by facsimile or manual execution.

Section 8. The appropriate officers of the Service Area and the Authority are authorized to take all actions necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and are authorized to take all actions necessary in conformity with the Act to finance the Series 2021 Projects, and to lease the Series 2021 Projects pursuant to the Lease, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the Indenture and the sale and delivery of the Series 2021 Bonds.

Section 9. Upon their issuance, the Series 2021 Bonds will constitute special, limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2021 Bonds, the Indenture and the Security Documents. No provision of this Resolution, the Lease, the Ground Lease, the Indenture, the Series 2021 Bonds, the Security Documents, the Official Statement, nor any other instrument authorized hereby, shall be construed as creating a general obligation of the Authority or of creating a general obligation of the Service Area, the State of Utah or any political subdivision of the State of Utah, nor as incurring or creating a charge upon the general credit of the Service Area or against its taxing powers. The Service Area shall not be obligated to pay out of its funds, revenues, or accounts, or to make any payment in respect of the Series 2021 Bonds, except in connection with the payment of Base Rentals, Additional Rentals, and Purchase Option Price pursuant to the Lease (as those terms are defined in the Lease), which are subject to annual appropriation by the Service Area in accordance with the provisions of the Lease. The Authority has no taxing power.

Section 10. The Chair, Vice Chair, or Chief Financial Officer is hereby authorized to make any alterations, changes or additions in the Lease, the Ground Lease, the Continuing Disclosure Undertaking, the Preliminary Official Statement and the Official Statement herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments, to the provisions of this Resolution, or any resolution adopted by the Service Area or the Authority or the provisions of the laws of the State of Utah or the United States, the approval of all such alterations, changes, or additions to be conclusively established by the execution thereof.

Section 11. The Designated Officers (or other appropriate officials of the Authority or Service Area) are authorized to make any alterations, changes or additions to the Indenture, the Lease, the Preliminary Official Statement, the Official Statement, the Certificate of Award, the Continuing Disclosure Undertaking, the Security Documents, the Ground Lease, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2021 Bonds, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution, or any resolution adopted by the Service Area or the Authority or the provisions of the laws of the State of Utah or the United States.

Section 12. The Clerk of the Service Area is hereby authorized to attest to all signatures and acts of any proper official of the Service Area, and, as necessary, to place the seal of the Service Area on the Lease and the Ground Lease. The Chair and other proper officials of the Service Area and each of them, are hereby authorized to execute and deliver for and on behalf of the Service Area any and all additional certificates, documents, and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the matters herein authorized. Any action authorized to be taken by the Chair may, in his/her absence, be taken by the Vice Chair.

Section 13. The Secretary or other authorized officer of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and, as necessary, to place the seal of the Authority on the Lease, the Ground Lease, the Indenture, the Security Documents and any other documents authorized, necessary or proper pursuant to this Resolution or any Resolution of the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any or all additional certificates, documents, and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution. Any action authorized to be taken by the Chair/President may, in his/her absence, be taken by the Vice Chair of the Authority.

Section 14. The appropriate officials of the Service Area, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Service Area any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 15. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this February 16, 2021.

UNIFIED FIRE SERVICE AREA, UTAH

____
Chair

(SEAL)

ATTEST:

____
Clerk

APPROVED AS TO FORM:

____
Legal Counsel

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the agenda, the meeting was adjourned.

UNIFIED FIRE SERVICE AREA, UTAH

____

Chair

ATTEST:

____

Clerk

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

I, Cyndee Young, the duly chosen, qualified, and acting Clerk of the Unified Fire Service Area, Utah (the "Service Area"), do hereby certify that the foregoing constitutes a full, true, and correct copy of the proceedings of the Board of Trustees of the Service Area had and taken at a lawful meeting of said Service Area held on February 16, 2021, insofar as the same relate to the issuance and sale of Lease Revenue Bonds, Series 2021, by the Local Building Authority of the Unified Fire Service Area, Utah, as recorded in the regular official book of records of the proceedings of the Service Area kept in the office of the Clerk. The meeting therein shown was duly held and the persons therein named were present at said meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said Authority, on February 16, 2021.

____
Clerk

(SEAL)

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cyndee Young, the duly chosen, qualified, and acting Clerk of the Unified Fire Service Area (the "Service Area"), Utah, do hereby certify that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, public notice of the meeting of the Board of Trustees of the Service Area held on February 16, 2021, was given,

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the Service Area on February 12, 2021, 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;

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

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to at least one newspaper of general circulation within the Service Area pursuant to its subscription to the Utah Public Notice Website (http://pmn.utah.gov), at least twenty-four (24) hours prior to the convening of the meeting.

In addition, notice of the 2021 Annual Meeting Schedule for the Board of Trustees of the Service Area (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Board of Trustees to be held during the year, by causing said Notice to be (a) posted on December 4, 2020, at the principal office of the Service Area, (b) published on the Utah Public Notice Website (http://pmn.utah.gov) for the current calendar year and (c) provided to at least one newspaper of general circulation within the Service Area pursuant to its subscription to the Utah Public Notice Website (http://pmn.utah.gov).

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 16, 2021.

(SEAL)

____

Clerk

Attachments:
SCHEDULE 1—NOTICE OF MEETING
SCHEDULE 2—NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBITS

[*To be attached*]

EXHIBIT B — GENERAL INDENTURE AND FORM OF SUPPLEMENTAL INDENTURE

EXHIBIT C — MASTER LEASE AND FORM OF AMENDMENT TO MASTER LEASE

EXHIBIT D — FORM OF GROUND LEASE

EXHIBIT E — FORMS OF LEASEHOLD DEED OF TRUST/DEED OF TRUST, ASSIGNMENT OF RENTS, FIXTURE FILING AND SECURITY AGREEMENT; ASSIGNMENT OF GROUND LEASE ("SECURITY DOCUMENTS")

EXHIBIT F — FORM OF PRELIMINARY OFFICIAL STATEMENT

EXHIBIT G — CERTIFICATES OF ARCHITECT