

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE COUNTY COUNCIL OF SALT LAKE COUNTY, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the County Council (the “Council”) of Salt Lake County, Utah (the “County”), will be held at the Council’s regular meeting place at [_____] [p.m.] on [_____, 2025, for the purpose of making a statement indicating the intent by the Public Finance Authority (the “Authority”) to deliver its Multifamily Housing Revenue Bonds (Salt Lake City Portfolio Project) Series 2025 and for the transaction of such other business incidental to the foregoing as may come before said meeting.

[County Clerk]

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the Council of the County, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time in said notice, and to the transaction of any and all business which may come before said meeting.

Laurie Stringham, At-Large A

Suzanne Harrison, At-Large B

Natalie Pinkney, At-Large C

Arlyn Bradshaw, District 1

Carlos A. Moreno, District 2

Aimee Winder Newton, District 3

Ross Romero, District 4

Sheldon Stewart, District 5

Dea Theodore, District 6, Chair

Salt Lake County, Utah

[____], 2025

The County Council (the “Council”) of Salt Lake County, Utah (the “County”), met in special public session on [____], 2025, at the hour of [____] [p.m.], at the regular meeting place of the Council in Salt Lake City, Utah with the following members being present:

Laurie Stringham	At-Large A
Suzanne Harrison	At-Large B
Natalie Pinkney	At-Large C
Arlyn Bradshaw	District 1
Carlos A. Moreno	District 2
Aimee Winder Newton	District 3
Ross Romero	District 4
Sheldon Stewart	District 5
Dea Theodore	District 6, Chair

Also present:

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the _____ presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this [____], 2025, 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 _____ and seconded by _____, was adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the _____ in open meeting and recorded by the _____ in the official records of Salt Lake County, Utah. The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PUBLICATION AND POSTING OF A
NOTICE OF PUBLIC HEARING AND RELATED MATTERS.

WHEREAS, the Public Finance Authority (the “Authority”), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the “Act”) and by the Joint Exercise Agreement has the authority to, among other things, acquire, buy, sell, lease, encumber, mortgage, hypothecate, pledge, assign, or transfer any property or interest in property that is located within or outside of the State of Wisconsin and to issue bonds, notes or other evidences of indebtedness; and

WHEREAS, the Authority desires to deliver its Multifamily Housing Revenue Bonds (Salt Lake City Portfolio Project) Series 2025 (or such other name and series designation determined by the Authority) (the “Bonds”), in the aggregate principal amount of not to exceed \$75,000,000 to (a) finance the costs of the acquisition, construction and/or equipping of (i) an approximately 105-unit multifamily rental housing development consisting of an approximately 26,816 square foot building on approximately 1.76 acres to be known as Airport located at 1990 W. North Temple in Salt Lake City, Utah, (ii) an approximately 127-unit multifamily rental housing development consisting of an approximately 37,074 square foot building on approximately 4.26 acres to be known as Midvale located at 7263 Catalpa Street, Midvale, Utah, and (iii) an approximately 132-unit multifamily rental housing development consisting of an approximately 48,189 square foot building on approximately 3.21 acres to be known as Murray located at 975 E. 6600 South in Salt Lake City, Utah (b) fund certain reserves as may be required, (c) finance capitalized interest on the Bonds, if any, and (d) finance costs of issuance of the Bonds; and

WHEREAS, the Act provides for the publication and posting of a Notice of Public Hearing, which notice constitutes compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 66.0304(11)(a) of the Act.

NOW, THEREFORE, it is hereby resolved by the Council of Salt Lake County, Utah, as follows:

Section 1. Terms defined in the foregoing recitals hereto shall have the same meaning when used in this Resolution.

Section 2. The County hereby authorizes the publication by its officers and staff of a “Notice of Public Hearing” in substantially the form as shown in Exhibit B hereto as a Class A notice under Section 63G-30-102, Utah Code (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (b) on the County’s official website and (c) in a public location within the County that is reasonably likely to be seen by residents of the County.

Section 3. The County shall hold a public hearing separate from any other public hearing on [____], 2025 at [____] [p.m.] to provide members of the public desiring to be heard an opportunity to present testimony on the proposed delivery of the Bonds in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 66.0304(11)(a) of the Act. The County hereby authorizes the publication by its officers and staff or its designee

of a “Notice of Public Hearing” in substantially the form as shown in Exhibit B hereto (i) at least seven (7) days prior to the public hearing in a newspaper of general circulation in the County; (ii) electronically in accordance with Section 45-1-101, Utah Code; and (iii) for at least 7 days immediately before the public hearing as a Class A notice under Section 63G-30-102, Utah Code (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (b) on the County’s official website and (c) in a public location within the County that is reasonably likely to be seen by residents of the County.

Section 4. 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 [_____], 2025.

(SEAL)

[Chair]

ATTEST AND COUNTERSIGN:

[County Clerk]

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

I, _____, the undersigned, duly qualified, and acting _____ of the County Council (the “Council”) of Salt Lake County, Utah (the “County”), do hereby certify:

The foregoing pages are a true, perfect and complete copy of the record of proceedings of the Council, had and taken at a lawful special meeting of said Council held at its regular meeting place in Salt Lake City, Utah, on [____], 2025, commencing at the hour of [____] [p.m.], as recorded in the regular official book of the proceedings of the County kept in my 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 as said meeting as therein shown.

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

I further certify that the Resolution, with all exhibits attached, was deposited in my office on [____], 2025, and that pursuant to the Resolution:

1. A “Notice of Public Hearing” was posted as a Class A notice under Section 63G-30-102, Utah Code Annotated 1953, as amended (“Utah Code”):
 - a. On the Utah Public Notice Website created under Section 63A-16-601, Utah Code;
 - b. On the County’s official website; and
 - c. In a public location within the County that is reasonably likely to be seen by residents of the County; and
2. A “Notice of Public Hearing” was published:
 - a. One time at least seven (7) days before the public hearing in a newspaper of general circulation in the County, in a minimum type of 18 point, surrounded by a ¼ inch border, and placed in the portion of a newspaper where legal notices and classified advertisements do not appear;
 - b. Electronically in accordance with Section 45-1-101, Utah Code; and
 - c. For at least 7 days immediately before the public hearing as a Class A notice under Section 63G-30-102, Utah Code (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the County’s official website and (iii) in a public location within the County that is reasonably likely to be seen by residents of the County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this [_____], 2025.

(SEAL)

By: _____
[Title]

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, _____, the undersigned _____ of the County Council (the “Council”) of Salt Lake County, Utah (the “County”), do hereby certify, according to the records of the County in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the _____, 2025, public meeting held by the County as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted in a public location within the County that is reasonably likely to be seen by residents of the County at least twenty-four (24) hours prior to the convening of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the County’s official website at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice 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.

The County does not schedule its meetings in advance over the course of the year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this _____, 2025.

(SEAL)

By: _____
[Title]

SCHEDULE 1

NOTICE OF MEETING

EXHIBIT B

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by Salt Lake County, Utah (the “County”), on [____], April [___], 2025, at [____] [a.m.][p.m.], or as soon thereafter as the matter can be heard, both by electronic means and in person, in the Salt Lake County Government Center, #N1100, County Council Chambers, 2001 South State Street, Salt Lake City, Utah 84111, regarding the proposed issuance by the Public Finance Authority (the “Issuer”), a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of its revenue bonds or other obligations in one or more series from time to time pursuant to a plan of financing (the “Bonds”), in an amount not to exceed \$[82,500,000]. The public hearing is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).

The following information has been provided by the Borrowers (as defined below) for this Notice:

The Bonds are expected to be delivered pursuant to Section 66.0304 of the Wisconsin Statutes, as amended. The proceeds from the delivery of the Bonds will be loaned for the benefit of The Give Initiative, Inc., a Utah nonprofit organization, or an affiliate thereof who is the sole member of the Borrowers listed below (the “Sole Member”) and used to (a) finance the acquisition, rehabilitation and equipping of three multifamily rental housing developments further described below, (b) fund certain reserves as may be required, (c) finance capitalized interest on the Bonds, if any, and (d) finance costs of issuance of the Bonds (collectively, the “Project”). On the date of delivery of the Bonds, the Facilities will be initially owned and operated by the Borrowers listed below. The Bonds will be delivered as “qualified 501(c)(3) bonds” under Section 145 of the Code.

A portion of the proceeds of the Bonds will be used for the following projects:

1. A multifamily rental housing development to be known as Airport (the “Airport Project”), a 105-unit rental housing project located at 1990 W North Temple, Salt Lake City, Utah consisting of 26,816 square feet on 1.76 acres. The initial owner and operator of the Airport Project will be Ville 1990, LLC, a Utah limited liability company.
2. A multifamily rental housing development to be known as Midvale (the “Midvale Project”), a 127-unit rental housing project located at 7263 Catalpa Street, Midvale, Utah consisting of 37,074 square feet on 4.26 acres. The initial owner and operator of the Midvale Project will be Ville 72, LLC, a Utah limited liability company.
3. A multifamily rental housing development to be known as Murray (the “Murray Project” and together with the Ville 9 Project, the Airport Project and the Midvale Project, the “Project”), a 132-unit rental housing project located at 975 E 6600 South, Salt Lake City, Utah consisting of 48,189 square feet on 3.21 acres. The initial owner and operator of the Murray Project will be Ville 66, LLC, a Utah limited liability company.

The Bonds will be issued in an aggregate principal amount not to exceed \$82,500,000 (the “Bonds”) pursuant to a trust indenture (the “Indenture”). The Bonds will be issued as securities the interest on which is excludable from the gross income of the holder thereof for federal income tax purposes. The Bonds will be special limited obligations of the Issuer payable solely from the loan repayments to be made by the Borrowers to the Issuer, and certain funds and accounts established by the trust indenture for the Bonds. The Bonds will not be an obligation in any way of the State of Utah (“Utah”) or the County, within the meaning of any Utah Constitutional provision or statutory limitation. Bond proceeds not exceeding \$[82,500,000] may be used with respect to any component of the Project identified herein; however, the aggregate amount of Bond proceeds to be used for the Project will not be greater than \$[82,500,000].

At the time and place set for the public hearing, interested persons will be given a reasonable opportunity to express their views, both in person in Room [____] of the Salt Lake County Government Center or online through Zoom, on the merits of the Project, its location, the plan of financing, the delivery of the Bonds or related matters. For more information, including registration and Zoom connection information, please visit [____]. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the County Council Office at [____], 801 [____], or relay service 711.

Date of Notice: April [____], 2025