



Gardnerville Ranchos General Improvement District

Minutes of the Gardnerville Ranchos General Improvement District Board of Trustees Meeting held Wednesday, September 3, 2025 at 6 p.m. 931 Mitch Drive, Gardnerville Ranchos

PLEDGE OF ALLENGIENCE: Led by Jim DeGraffenreid

ROLL CALL: Leann Teter, Susan Stonestreet, Jim DeGraffenreid and Dave Nelson. John Sheridan did not attend.

PUBLIC COMMENT: None

APPROVAL OF THE AGENDA:

Dave Nelson motioned to approve the Agenda and move Counsel comments to the beginning of the meeting. Leann Teter seconded the motion. Four ayes. Motion passed.

PUBLIC COMMENT: None

OLD BUSINESS: None

District Counsel Report: David Rigdon reviewed his memorandum regarding the Bing Pit Purchase – Due Diligence Timeline with the Board and Staff.

Pursuant to the terms of the contract, escrow has been opened and the 120-day due diligence period has now started. Unless extended by agreement of the parties, the 120-day due diligence period will end on December 16, 2025. At that point the district's \$25,000 deposit becomes non-refundable. Closing is scheduled to occur on January 15, 2025. The GRGID will need to have the \$2,475,000 of the remaining down payment deposited into escrow by that date.

NEW BUSINESS:

- I For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with JNA Consulting Group, LLC to assist the District in securing financing for the Bing Property Purchase.

A representative from JNA Consulting Group, LLC reviewed the contract for services provided to the District regarding financing of the Bing Pit Property Acquisition.

Dave Nelson motioned authorize the District Manager to execute a contract with JNA Consulting Group, LLC to assist the District in securing financing for the Bing Pit purchase. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

- II For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Taft Law Firm as Bond Counsel to assist the District in securing financing for the Bing Property Purchase.

A representative from Taft Law Firm reviewed the contract for services they will be providing to the District as Bond Counsel to assist in the District in securing financing for the Bing Property purchase.

Leann Teter motioned to authorize the District Manager to execute a contract with Taft Law firm as Bond Counsel to assist the District in securing financing for the Bing Pit Property purchase. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

- III For Possible Action:** Board discussion and possible action to authorize the District Manager to execute a contract with Lumos & Associates to provide Due Diligence assistance for the Bing Pit property at a cost not to exceed \$10,000.

Jonathan Lesperance reviewed his Due Diligence Assistance Proposal for Engineering Services with the Board.

David Nelson motioned to authorize the District Manager to execute a Contract with Lumos & Associates to assist the District in due diligence Activities for the purchase of the Bing Property at a cost not to exceed \$10,000. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

Consent Calendar:

Minutes:

Leann Teter motioned to approve the minutes from the August 2025 Board Meeting. Jim DeGraffenreid seconded the motion. Four ayes. Motion passed.

Public Comment: none

Check Summary:

Jim DeGraffenreid motioned to approve the check summary. Dave Nelson Seconded the motion. Four ayes. Motion passed.

Public Comment: none

Staff Reports:

District Engineer's Report: Jonathan Lesperance reviewed his Project Tracking report for the month of September 2025.

District Manager's Report: Greg reviewed his District Manager's report with the Board.

Trustee Reports: none

Dave Nelson motioned to adjourn the meeting. Leann Teter seconded the Motion. Four ayes. Motion passed.

Meeting adjourned at 5:50 p.m.

By

Dawn Hinds
Acting Secretary