

**DRAFT MINUTES  
CAHAVA SPRINGS REVITALIZATION DISTRICT  
INITIAL BOARD MEETING**

**1. Call to Order**

- a. Pamela Giss called to order the meeting of Cahava Springs Revitalization District at 12:00pm on June 4, 2026 at 4800 N Scottsdale Rd, Suite 1400, Scottsdale, Arizona 85251
- b. The meeting convened at 12:03pm.

**2. Administer Oath of Office to District Board**

- a. Zach Sakas administered the Oath of Office to the District Board

**3. Appointment of District Board Chairperson**

- a. Zach Sakas explained the responsibilities of the Board Chairperson
- b. Buzz Silverman made a motion to elect Dan Duffus as the Board Chairperson
- c. Dan Duffus seconds the motion to elect Dan Duffus as the Board Chairperson
- d. Dan Duffus: Aye / Darin Granger: Aye / Buzz Silverman: Aye
- e. The motion passes unanimously

**4. Discussion of District Board Compliance with Open Meetings Law and Conflicts of Interest Law (Arizona Revised Statutes Title 38)**

- a. Zach Sakas provided a high-level overview of the Open Meetings Law and Conflict of Interest Law
- b. No motion/no vote

**5. Consider appointments of certain District officers and consultants and approve their engagement letters:**

- a. Consider appointment of Blackwood Advisors, LLC, to serve in various administrative roles for the District including District Manager, District Treasurer and District Clerk, including approval of the terms of engagement
  - i. Buzz Silverman made a motion to approve the appointment and engagement letter for Blackwood Advisors, LLC
  - ii. Dan Duffus seconds the motion to approve the appointment and engagement letter for Blackwood Advisors, LLC
  - iii. Dan Duffus: Aye / Darin Granger: Aye / Buzz Silverman: Aye
  - iv. The motion passes unanimously
- b. Consider appointment of Greenberg Traurig, LLP, as Bond Counsel and Special District Counsel to the District, FMS Bonds, Inc., as Bond Underwriter, The Connexion Group, LLC as District Engineer, and Pierce Coleman, as General Counsel including approval of the terms of each engagement
  - i. Buzz Silverman made a motion to approve the appointments and engagement letters for Greenberg Traurig, LLP, FMS Bonds, Inc., The Connexion Group, LLC, and Pierce Coleman
  - ii. Dan Duffus seconds the motion to approve the appointments and engagement letters for Greenberg Traurig, LLP, FMS Bonds, Inc., The Connexion Group, LLC, and Pierce Coleman
  - iii. Dan Duffus: Aye / Darin Granger: Aye / Buzz Silverman: Aye
  - iv. The motion passes unanimously

**6. Consider delegating authority to the District Manager to complete certain administrative matters and prepare materials for future District Board consideration including, without limitation, the following:**

- a. Establish a location for future meetings of the District Board
- b. Procure appropriate insurance for the District and District Board
- c. Prepare an annual budget for future consideration and possible adoption by the District Board
- d. Prepare a revised General Plan for the District
- e. Prepare a development agreement between the District and certain landowners within the District as to indemnification and payment of operating expenses of the District
  - i. Buzz Silverman made the motion to delegate these responsibilities to the District Manager
  - ii. Dan Duffus seconds the motion to delegate these responsibilities to the District Manager
  - iii. Dan Duffus: Aye / Darin Granger: Aye / Buzz Silverman: Aye
  - iv. The motion passes unanimously

**7. Discussion regarding possible future District Board action calling an Assessment Levy Election and Operation and Maintenance Ad Valorem Tax Election for the District**

- a. Zach Sakas provided an explanation of the elections and that the Board will take action on a future meeting to set the date.

**8. Discussion regarding in-person vs. mail in ballot for Election**

- a. Zach Sakas provided an explanation of in-person versus mail in ballots for the election for the Board to decide on at a later date

**9. Public Comment**

- a. There were no members of the public present online or in person. No comments.

**10. Adjournment**

- a. Buzz Silverman made a motion to adjourn the meeting
- b. Dan Duffus seconds the motion to adjourn the meeting
  - i. Dan Duffus: Aye / Darin Granger: Aye / Buzz Silverman: Aye
  - ii. The motion passes unanimously