

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 – 9

HELD
April 21, 2025

The Meeting of Point Phase 1 Public Infrastructure District Nos. 1-9 was held at the offices of the Colmena Group, 1201 E. Wilmington Ave, Suite 115, Salt Lake City, UT 84106 and via MS Teams and Teleconference on Monday, April 21, 2025, at 1:00 p.m.

ATTENDANCE

Trustees in Attendance:

Jay Hardy – Chair
Robert Booth – Treasurer/Vice Chair
Zachary Clegg – Clerk/Secretary
Trevor Nicoll – Trustee

Also in Attendance:

Megan Murphy, Esq.; Betsy Russon, Esq.; and Blair Dickhoner, Esq.;
White Bear Ankele Tanaka & Waldron, P.C.
Shannon McEvoy and Jake Downing; Pinnacle Consulting Group, Inc.
Adam Daly, Esq.; Gilmore & Bell, P.C.
Aaron Van Dyke; Lincoln Property Company.
Benjamin Becker and Maria Mamaril; Piper Sandler.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Boards of Trustees (collectively, the “Boards”) of the Point Phase 1 Public Infrastructure District Nos. 1 – 9 (collectively, the “Districts”) was called to order by Mr. McEvoy at 1:03 p.m.

Declaration of Quorum: Mr. McEvoy noted that a quorum was present, with four out of four Trustees in attendance.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to reorder item 5.b., to precede item 4.a.

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PUBLIC COMMENT

There were no public comments to come before the board.

ACTION ITEMS

Award of Contract for General Contractor/Construction Manager Services for the Point of Mountain Promenade Project: Mr. Van Dyke presented a bid proposal from R&O Construction for General Contractor/Construction Manager Services for the Point of Mountain Promenade Project and answered questions. After review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to award the Contract for General Contractor/Construction Manager Services for the Point of Mountain Promenade Project to R&O Construction, as presented.

PUBLIC HEARING

Upon a motion duly made by Mr. Clegg, seconded by Mr. Booth, and upon vote, unanimously carried, the public hearing to receive input from the public with respect to (I) the issuance of Point Phase 1 Public Infrastructure District No. 1's issuance and sale of Tax Assessment and General Revenue Bonds, Series 2025 (the "Bonds") and (II) the potential economic impact that the improvements, facilities or property for which the Bonds pay all or part of the cost will have on the private sector, was opened. There was no public comment to come before the Board. Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, the public hearing was closed.

ACTION ITEMS CONT.

April 3, 2025 – Meeting Minutes: Mr. McEvoy presented the April 3, 2025 – Meeting Minutes to the Boards. Upon a motion duly made by Mr. Clegg, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the April 3, 2025 – Meeting Minutes, as presented.

DISCUSSION ITEMS

There were no discussion items to come before the Board.

ADMINISTRATIVE NON-ACTION ITEMS

There were no administrative non-action items to discuss.

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ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, the meeting was adjourned at 1:21 p.m.

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

Respectfully submitted,



Jake Downing, Recording Secretary for the Meeting