

RECORD OF PROCEEDINGS

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

HELD
July 29, 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 at 1:30 p.m.

ATTENDANCE

Trustees in Attendance:

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

Also in Attendance:

Megan Murphy, Esq.; WBA Local Government Law
Jake Downing, Brendan Campbell, and Jason Woolard; Pinnacle Consulting Group, Inc.
Barrett Marrocco; The Connexion Group.
Kelly Olson and Peggy Wylie; Gallagher.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Board of Trustees (collectively, the “Board”) of the Point Phase 1 Public Infrastructure District Nos. 1-9 (collectively, the “Districts”) was called to order by Mr. Downing.

Declaration of Quorum: Mr. Downing noted that a quorum was present, with five out of five 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 presented.

PUBLIC COMMENT

There were no public comments to come before the board.

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ACTION ITEMS

Minutes – July 7, 2025, Joint Meeting: Mr. Downing presented the minutes of the July 7, 2025, Joint Meeting to the Board. Following review, upon a motion duly made by Director Booth, seconded by Director Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the July 7, 2025, Joint Meeting as presented.

Declaration of Covenants Imposing and Implementing the Event Center Sales and Parking Add-on Public Improvement Fee: Ms. Murphy and Mr. Booth presented the Declaration of Covenants Imposing and Implementing the Event Center Sales and Parking Add-on Public Improvement Fee to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Clegg, and upon vote, unanimously carried it was

RESOLVED to approve ratification of the Declaration of Covenants Imposing and Implementing the Event Center Sales and Parking Add-on Public Improvement Fee, as presented.

Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for PIF Collection Services: Ms. Murphy presented the Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for PIF Collection Services to the Board. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve ratification of the Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for PIF Collection Services, as presented.

Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for Accounting Services: Ms. Murphy presented the Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for Accounting Services to the Board. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve ratification of the Service Agreement between Pinnacle Consulting Group, Inc., and the Point Phase 1 Public Infrastructure District No. 1 for Accounting Services, as presented.

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First Amendment to the Joint Resolution Adopting Procurement and Administrative Rules: Ms. Murphy presented the First Amendment to the Joint Resolution Adopting Procurement and Administrative Rules to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the First Amendment to the Joint Resolution Adopting Procurement and Administrative Rules, subject to final review by legal counsel and Mr. Hardy.

Pre-Opening Services and Management Agreement Between the Point Phase 1 Public Infrastructure District No. 1 and Oak View Group: Mr. Hardy and Ms. Murphy presented the Pre-Opening Services and Management Agreement Between the Point Phase 1 Public Infrastructure District No. 1 and Oak View Group to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the Pre-Opening Services and Management Agreement Between the Point Phase 1 Public Infrastructure District No. 1 and Oak View Group, subject to final review by legal counsel and Mr. Hardy.

Contract for Geotechnical Studies Between the Point Phase 1 Public Infrastructure District No. 1 and GSH Geotechnical, Inc.: Mr. Booth presented the Contract for Geotechnical Studies Between the Point Phase 1 Public Infrastructure District No. 1 and GSH Geotechnical, Inc., to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the Contract for Geotechnical Studies Between the Point Phase 1 Public Infrastructure District No. 1 and GSH Geotechnical, Inc., as presented.

Contract for Parking Consulting Services with Metropolis: Mr. Clegg presented the Contract for Parking Consulting Services with Metropolis to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Clegg, seconded by Mr. Booth, and upon vote, unanimously carried, it was

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RESOLVED to approve the Contract for Parking Consulting Services with Metropolis, subject to final legal review.

Assignment and Assumption of Standard Form of Agreement Between Owner and Architect with Arcadis: Mr. Booth and Ms. Murphy presented the Assignment and Assumption of Standard Form of Agreement Between Owner and Architect with Arcadis with the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve Assignment and Assumption of Standard Form of Agreement Between Owner and Architect with Arcadis, subject to final legal review.

Assignment and Assumption of Professional Services Agreement with Kimley-Horn and Associates, Inc.: Mr. Booth and Ms. Murphy presented the Assignment and Assumption of Professional Services Agreement with Kimley-Horn and Associates, Inc., and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried it was

RESOLVED to approve the Assignment and Assumption of Professional Services Agreement with Kimley-Horn and Associates, Inc., subject to final legal review.

Assignment and Assumption of Event Venue Professional Services Agreement with Kimley-Horn and Associates, Inc.: Mr. Booth and Ms. Murphy presented the Assignment and Assumption of Event Venue Professional Services with Kimley-Horn and Associates, Inc., to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the Assignment and Assumption of Event Venue Professional Services Agreement with Kimley-Horn and Associates, Inc., subject to final legal review.

Assignment and Assumption of Landscape Architectural Professional Services Agreement with Rios, Inc.: Mr. Booth and Ms. Murphy presented the Assignment and Assumption of Landscape Architectural Professional Services Agreement with Rios, Inc., to the Board and answered questions, following review and discussion, upon a motion duly

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made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the Assignment and Assumption of Landscape Architectural Professional Services Agreement with Rios, Inc., subject to final legal review.

Assignment and Assumption on Contract with Rios, Inc.: Mr. Booth and Ms. Murphy presented the Assignment and Assumption on Contract with Rios, Inc., to the Board and answered questions, following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the Assignment and Assumption on Contract with Rios, Inc., subject to final legal review.

DISCUSSION ITEMS

Insurance Coverage: Mr. Olson and Ms. Wylie discussed Insurance Coverage with the Board and answered questions.

Regular Meeting Schedule: Mr. Downing discussed regular meeting scheduling with the Board.

ADMINISTRATIVE NON-ACTION ITEMS

There were no Administrative Non-Action items discussed among the Boards.

ADJOURNMENT

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

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.