

RECORD OF PROCEEDINGS

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

HELD
August 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 at 11:00 a.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., Blair Dickhoner, Esq., and Betsy Russon, Esq.; WBA, PC.
Shannon McEvoy, Jason Woolard, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.
Barrett Marrocco; The Connexion Group.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Boards 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. McEvoy.

Declaration of Quorum: Mr. McEvoy 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. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to remove Item 4.C: Approval of Arcadis Reimbursement.

PUBLIC COMMENT

There was no public comment to come before the Board.

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ACTION ITEMS

Minutes – July 29, 2025, Joint Meeting: Mr. McEvoy presented the Minutes of the July 29, 2025, Joint Meeting to the Board. Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the July 29, 2025, Joint Meeting, as presented.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #02) and Administrative Costs: Mr. Marrocco presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #02) and Administrative Costs 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 Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #02) and Administrative Costs, subject to final legal review.

Standard Form of Agreement Between Owner (District No. 1) and Architect (m. Arthur Gensler, Jr. and Associates, Inc d/b/a Gensler): Ms. Murphy presented the Standard Form of Agreement Between Owner (District No. 1) and Architect (m. Arthur Gensler, Jr. and Associates, Inc d/b/a Gensler) to the Board and answered questions. 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 Standard Form of Agreement Between Owner (District No. 1) and Architect (m. Arthur Gensler, Jr. and Associates, Inc d/b/a Gensler), subject to final legal review.

DISCUSSION ITEMS

Progress Update: Mr. Booth provided status updates related to the construction infrastructure and the Event Venue projects.

Request for Qualifications (RFQ) and Request for Proposal (RFP) Processes: Mr. Ambre discussed with the Board the current RFQ and RFP processes and asked the Board to consider adding postings to the Utah Division of Purchasing and General Services website, in addition to the District's website. The Board directed staff to post RFQs and RFPs on the Utah Division of Purchasing and General Services website.

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ADMINISTRATIVE
NON-ACTION ITEMS

There were no Administrative Non-Action items to discuss.

ADJOURNMENT

There being no further business to come before the Boards, upon a motion duly made by Mr. Hardy, seconded by Mr. Booth, 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.