

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1

HELD
September 18, 2025

The Meeting of Point Phase 1 Public Infrastructure District No. 1 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
Trever Nicoll – Trustee

Trustees Absent, and Excused:

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 Board of Trustees of The Point Phase 1 Public Infrastructure District No. 1 was called to order by Mr. McEvoy.

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

Approval of Agenda: The Board 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 presented.

PUBLIC COMMENT

There was no public comment to come before the Board.

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ACTION ITEMS

Minutes – August 21, 2025, Regular Meeting: Mr. McEvoy presented the Minutes of the August 21, 2025, Regular Meeting to the Board. Upon a motion duly made by Mr. Clegg, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the August 21, 2025, Regular Meeting, as presented.

First Additional Services Addendum with Kimley-Horn and Associates, Inc.: Ms. Murphy presented the First Additional Services Addendum with Kimley-Horn and Associates, Inc., to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the First Additional Services Addendum with Kimley-Horn and Associates, Inc., as presented.

First Additional Services Addendum with Rios, Inc.: Ms. Murphy presented the First Additional Services Addendum with Rios, Inc., to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the First Additional Services Addendum with Rios, Inc., as presented.

First Amendment to Development Services Agreement [Event Center]: Ms. Murphy and Mr. Booth presented the First Amendment to Development Services Agreement [Event Center] 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 Development Services Agreement [Event Center], as presented.

Development Services Agreement [Promenade Roads]: Ms. Murphy and Mr. Booth presented the Development Services Agreement [Promenade Roads] 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 Development Services Agreement [Promenade Roads] subject to final Board Member and legal review.

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Discussion of Event Center RFQ Responses and Consideration of Recommendation to Invite Selected Contractors to Submit Formal RFP's for the Event Center Project: Mr. McEvoy and Mr. Woolard discussed Event Center RFQ Responses and Consideration of Recommendation to Invite Selected Contractors to Submit Formal RFP's for the Event Center Project. Mr. Woolard provided an update on future procedure and timing related to the RFP's, and presented the companies recommended to submit formal RFP's based on scoring criteria as follows: Big D, Layton, Okland, Mortenson. 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 invite Big D, Layton, Okland, and Mortenson to Submit Formal RFP's for the Event Center Project, as presented.

DISCUSSION ITEMS

Insurance: Mr. Woolard discussed possible insurance options with the Board through Gallagher, highlighting possible scenarios and coverage.

ADMINISTRATIVE NON-ACTION ITEMS

There were no Administrative Non-Action items to discuss.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Mr. Nicoll, 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.