

# RECORD OF PROCEEDINGS

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

HELD  
October 16, 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  
Zachary Clegg – Clerk/Secretary  
Trevor Nicoll – Trustee

#### Trustees Absent, and Excused:

Robert Booth – Treasurer/Vice Chair  
Michael Ambre – Trustee

#### Also in Attendance:

Megan Murphy, Esq., and Betsy Russon, Esq.; WBA, PC.  
Shannon McEvoy, Jason Woolard, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.  
Chase Hanusa; 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 three 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. Hardy, seconded by Mr. Nicoll, 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 – September 18, 2025, Regular Meeting: Mr. McEvoy presented the Minutes of the September 18, 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 September 18, 2025, Regular Meeting, as presented.

Proposal for Structural Engineering Services with Dunn Associates, Inc: Ms. Murphy presented the Proposal for Structural Engineering Services with Dunn Associates, 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 Proposal for Structural Engineering Services with Dunn Associates, Inc., as presented.

Service Proposal #06 with Rios for Structural Design Services [Promenade]: Ms. Murphy presented the Service Proposal #06 with Rios for Structural Design Services [Promenade] to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Nicoll, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Service Proposal #06 with Rios for Structural Design Services [Promenade], subject to final review by Aric Yarberry of Lincoln Property Company.

Second Additional Services Addendum with Kimley-Horn and Associates, Inc: Ms. Murphy presented the Second 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. Nicoll, and upon vote, unanimously carried, it was

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

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### ADMINISTRATIVE NON-ACTION ITEMS

Mr. Hardy discussed with the Board the District's current RFP and RFQ processes and expressed his concerns that the District did not have processes that aligned with the processes of the State of Utah. Mr. Recommended that the District focus its emphasis on mirroring the State's process going forward. The Board and Ms. Murphy acknowledged the concerns and agreed to mirror the States RFP and RFQ processes where applicable. Mr. Hardy noted Mr. Ambre's experience in the State's process as a resource to the District.

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### DISCUSSION ITEMS

Mr. McEvoy discussed with the Board the 2025 budget amendment and 2026 budget timeline and process as it aligns with the District's meeting schedule.

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### ADJOURNMENT

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

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

Respectfully Submitted,

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Jake Downing, Recording Secretary for the Meeting.