MINUTES OF A SPECIAL MEETING

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

October 16, 2025, at 10:00 a.m.
350 E 400 S, Suite 2301, Salt Lake City, UT 84111

The meeting was also held via teleconference and open to the public.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following members of each Board of Trustees were in attendance:

Megan O'Brien
James Carolan
Will Channell

Also present: Betsy Russon, Esq. WBA, PC, District General Counsel; Brendan Campbell, Pinnacle Consulting Group, Inc.; Adam Daly, Gilmore & Bell, PC; and, Kira Kaur, D.A. Davidson & Co.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and in person. Upon a motion duly made and seconded, the meeting was called to order.

Preliminary Action Items

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following discussion, upon a motion duly made by Ms. O'Brien, seconded by Mr. Channell, the Board unanimously approved the agenda as presented.

Conflict of Interest Disclosures

Ms. Russon inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Public Comment

None.

Action Items

CONSIDERATION OF A RESOLUTION OF THE BOARD OF TRUSTEES OF THE NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE NORTHPOINT ASSESSMENT AREA (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS

Mr. Daly presented the Authorizing Resolution of the Board of Trustees of the Northpoint Infrastructure Financing District, Northpoint Assessment Area establishing the terms and conditions of an Assessment Ordinance and Notice of Assessment Interest. Mr. Daly reviewed legal requirements for public notices and answered questions related to the same. Following review and discussion, upon a motion duly made by Ms. O'Brien, seconded by Mr. Carolan, and upon a vote unanimously carried, the Board approved the resolution and authorized the execution of the Designation Resoution and the Assessment Ordinance and Notice of Assessment Interest for Northpoint Assessmrent Area, and authorized all other actions necessary contemplated in the resolutions and related matters.

Administrative Non-Action Items

<u>Board Training – Open and Public Meetings Act & Training Required by state auditor for New Board Members</u>

Ms. Russon reminded the Board members of the required annual board training by the state auditor, and under the Open and Public Meetings Act.

Adjourn

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

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

/s/ Will Channell
Will Channell
District Clerk/Secretary

The foregoing minutes were approved on the 29th day of October, 2025.