

RECORD OF PROCEEDINGS

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

HELD
November 20, 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
Trevor Nicoll – Trustee
Michael Ambre – Trustee

Also in Attendance:

Megan Murphy, Esq., and Betsy Russon, Esq.; WBA, PC.
Shannon McEvoy, Brendan Campbell, Derek 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 five 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. 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 – October 16, 2025, Regular Meeting: Mr. McEvoy presented the Minutes of the October 16, 2025, Regular Meeting to the Board. Upon a motion duly made by Mr. Hardy, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the October 16, 2025, Regular Meeting, as presented.

First Additional Services Addendum with Arcadis, Inc: Ms. Murphy presented the First Additional Services Addendum with Arcadis, Inc., 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 Additional Services Addendum with Arcadis, Inc., as presented.

Contract with Chapman Parking: Ms. Murphy presented the Contract with Chapman Parking to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Director Hardy, and upon vote unanimously carried, it was

RESOLVED to approve the Contract with Chapman Parking, as presented.

Rescind Approval of Contract with Dunn Associates, Inc: Ms. Murphy discussed rescinding approval of Contract with Dunn Associates, Inc., with 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 approved rescinding approval of Contract with Dunn Associates, Inc., as presented.

Second Additional Services Addendum with Rios, Inc: Ms. Murphy discussed ratification of the Second Additional Services Addendum with Rios, Inc., with the Boards. 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 ratification of the Second Additional Services Addendum with Rios, Inc., as presented.

Pre-Opening Services and Management Agreement with Global Spectrum, L.P. d/b/a Oak View Group: Ms. Murphy discussed ratification

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of the Pre-Opening Services and Management Agreement with Global Spectrum, L.P. d/b/a Oak View Group with the Boards 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 ratification the Pre-Opening Services and Management Agreement with Global Spectrum, L.P. d/b/a Oak View Group., as presented.

TENTATIVE BUDGETS

2025 Tentative Amended Operating and Capital Budgets: Mr. B. Campbell presented the 2025 Tentative Amended Operating and Capital Budgets 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 Tentative 2025 Amended Operating and Capital Budgets, subject to discussed modifications, and to set the 2025 Amended Operating and Capital Budget public hearing date to December 18, 2025, at 11:00 a.m.

2026 Tentative Operating and Capital Budgets: Mr. B. Campbell presented the 2026 Tentative Operating and Capital Budgets 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 Tentative 2026 Operating and Capital Budgets, subject to discussed modifications, and to set the 2026 Operating and Capital Budget hearing to December 18, 2025, at 11:00 a.m.

DISCUSSION ITEMS

The Board discussed the anticipated agenda for the December 3, 2025, Special Meeting, and the RFP approval process for the Event Center project. Mr. Ambre clarified the GRAMA request process should a member of the public request the selection documents associated with the RFP process, highlighting the Boards determination to align with the State's selection process for full public transparency.

ADMINISTRATIVE NON-ACTION ITEMS

None.

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ADJOURNMENT

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