

RECORD OF PROCEEDINGS

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

HELD
December 3, 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:

Betsy Russon, Esq., Megan Murphy, Esq., and Blair Dickhoner, Esq;
WBA, PC.
Shannon McEvoy, Brendan Campbell, Derek Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.
Barrett Marrocco; The Connexion Group.
Aaron Van Dyke and Aric Yarberry; Lincoln Property Company.
Elizabeth Cole; Wadsworth Development.
Jared Boyer; Colmena Group.
Nick Duerksen; The Point.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Board of Trustees of The Point Phase 1 Public Infrastructure District Nos. 1-9 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 presented.

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PUBLIC COMMENT

There was no public comment to come before the Boards.

ACTION ITEMS

Minutes – November 21, 2025, Regular Meeting: Mr. McEvoy presented the Minutes of the November 21, 2025, Regular Meeting to the Boards. 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 November 21, 2025, Regular Meeting, as presented.

2026 Annual Administrative Resolution: Ms. Russon presented the 2026 Annual Administrative Resolution to 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 the 2026 Annual Administrative Resolution, subject to final legal review.

Resolution Adopting District Bylaws: Ms. Russon presented the Resolution Adopting District Bylaws to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Ambre, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Adopting District Bylaws, as presented.

TENTATIVE BUDGETS

2026 Tentative Operating and Capital Budgets for District Nos. 2-9: Mr. B. Campbell presented the 2026 Tentative Operating and Capital Budgets for District Nos. 2-9 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Ambre, and upon vote, unanimously carried, it was

RESOLVED to approve the Tentative 2026 Operating and Capital Budgets for District Nos. 2-9, as presented, and to set the 2026 Operating and Capital Budget hearings for District Nos. 2-9 for December 18, 2025, at 11:00 a.m.

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EXECUTIVE SESSION Executive session, pursuant to Utah Code § 52-4-205 (m) (i), for the purpose of deliberations of the Board acting in the capacity of an evaluation committee under Title 63G, Chapter 6a, Utah Procurement Code.

Ms. Russon advised the Board that it was permitted, upon compliance with requisite statutory procedures, for the Boards to convene on executive session, pursuant to § 52-4-205 (m) (i), for the purpose of deliberations of the Board acting in the capacity of an evaluation committee under Title 63G, Chapter 6a, Utah Procurement Code. Upon a motion duly made by Mr. Booth, seconded by Mr. Ambre, a roll call vote proceeded as follows:

Jay Hardy – Aye
Robert Booth – Aye
Zachary Clegg – Aye
Trevor Nicoll – Aye
Mike Ambre – Aye

Following review, it was

RESOLVED to convene an Executive Session, pursuant to Utah Code § 52-4-205 (m) (i), for the purpose of deliberations of the Board acting in the capacity of an evaluation committee under Title 63G, Chapter 6a, Utah Procurement Code.

Upon a motion duly made by Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, the Executive session was adjourned. All participants were in the Executive Session at adjournment.

ACTION ITEMS
CONT.

Award of Contract for General / Construction Manager Services for the Point of the Mountain Event Center Project: The Boards considered the Award of Contract for General / Construction Manager Services for the Point of the Mountain Event Center Project. 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 award Layton Construction Company, LLC, the Contract for General / Construction Manager Services for the Point of the Mountain Event Center Project, as presented.

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DISCUSSION ITEMS The Boards discussed the potential for a groundbreaking ceremony on January 12, 2026, at 3:00 p.m., for the Promenade and Phase 1 in anticipation of the next legislative session.

ADMINISTRATIVE None.
NON-ACTION ITEMS _____

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.

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.