

RECORD OF PROCEEDINGS

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

HELD
December 18, 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
Trever Nicoll – Trustee
Michael Ambre – Trustee

Also in Attendance:

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.

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.

PUBLIC COMMENT

There was no public comment to come before the Boards.

2025 AMENDED BUDGET HEARING

Upon a motion duly made by Mr. Hardy, seconded by Mr. Nicoll, and upon vote, unanimously carried, the Public Hearing to receive input from the public on the adoption of the tentative amended budget as the final

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budget for the calendar year 2025 for District No. 1 was opened. Mr. B. Campbell reviewed the amended budgets and answered questions. There was no public comment. Upon a motion duly made by Mr. Nicoll, seconded by Mr. Hardy, and upon vote, unanimously carried, the public hearing was closed. The amended budgets for District No.1 are as follows:

District No. 1

General Fund: \$158,000.00

Debt Service Fund: \$0.00

Capital Projects Fund: \$20,000,000.00

Enterprise Fund: Events Center Operations: \$0.00

2026 BUDGET HEARING

Upon a motion duly made by Mr. Hardy, seconded by Mr. Nicoll, and upon vote, unanimously carried, the Public Hearing to receive input from the public on the adoption of the tentative budget as the final budget for the calendar year 2026 for District Nos. 1-9 was opened. Mr. B. Campbell reviewed the proposed budgets and answered questions. There was no public comment. Upon a motion duly made by Mr. Booth, seconded by Mr. Ambre, and upon vote, unanimously carried, the public hearing was closed. The 2026 budgets for District Nos.1-9 are as follows:

District No. 1

General Fund: \$194,500.00

Debt Service Fund: \$7,746,165.00

Capital Projects Fund: \$177,509,953.00

Enterprise Fund: Events Center Operations: \$0.00

District No. 2

General Fund: \$0.00

District No. 3

General Fund: \$0.00

District No. 4

General Fund: \$0.00

District No. 5

General Fund: \$0.00

District No. 6

General Fund: \$0.00

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District No. 7
General Fund: \$0.00

District No. 8
General Fund: \$0.00

District No. 9
General Fund: \$0.00

ACTION ITEMS

Resolution Adopting Amended 2025 Budgets for District No. 1: Mr. McEvoy presented the Resolution Adopting Amended 2025 Budgets for District No. 1 to the Boards. Upon a motion duly made by Mr. Booth, seconded by Mr. Nicoll, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Adopting Amended 2025 Budgets for District No. 1, as presented.

Resolutions Adopting 2026 Budgets for District Nos. 1-9: Mr. McEvoy presented the Resolutions Adopting 2026 Budgets for District Nos. 1-9 to 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 the Resolutions Adopting 2026 Budgets for District Nos. 1-9, as presented.

Minutes – November 21, 2025, Regular Meeting, December 3, 2025, Joint Meeting: Mr. McEvoy presented the Minutes of the November 21, 2025, Regular Meeting, and December 3, 2025, Joint Meeting to the Boards. Upon a motion duly made by Mr. Hardy, seconded by Mr. Ambre, and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the November 21, 2025, Regular Meeting, and December 3, 2025, Joint Meeting, as presented.

Financial Statement Auditor for Fiscal Year 2025 Audit of District No. 1: Mr. B. Campbell recommended the Boards engage HintonBurdick for 2025 Audit services 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 engage HintonBurdick for 2025 Audit Services for District No. 1, as presented.

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

RESOLVED to approve the Second Additional Services Addendum with Arcadis, Inc., as presented.

First Amendment to Contract with Chapman Parking: Ms. Murphy presented the First Amendment to Contract with Chapman Parking to the Boards and answered questions. 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 First Amendment to Contract with Chapman Parking, as presented.

Pre-Opening Invoices for Event Center: Mr. B. Campbell presented the Pre-Opening Invoices for Event Center 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 Pre-Opening Invoices for Event Center to be paid through the District No. 1 Capital Projects Fund, as presented.

DISCUSSION ITEMS

Mr. Booth and the Boards discussed a possible Public-Private partnership and directed Legal Counsel to research the possible legalities of such partnerships.

ADMINISTRATIVE
NON-ACTION ITEMS

None.

ADJOURNMENT

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

Jake Downing, Recording Secretary for the Meeting.