

RECORD OF PROCEEDINGS

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

HELD
February 19, 2026

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
Trevor Nicoll – Trustee
Michael Ambre – Trustee

Trustees Absent, and Excused:

Zachary Clegg – Clerk & Secretary

Also in Attendance:

Megan Murphy, Esq., Bety Russon, Esq., and Blair Dickhoner, Esq;
WBA, PC.
Shannon McEvoy, Derek Campbell, Brendan Campbell, Jason Woolard,
and Jake Downing; Pinnacle Consulting Group, Inc.
Barrett Marrocco and Andrew Gaittens; 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 four 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. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: None.

Director Comment: None.

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ACTION ITEMS

Minutes: Mr. McEvoy presented the minutes of the December 18, 2025, Joint Meeting to the Board. Following review, upon a motion duly made by Mr. Nicoll, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the December 18, 2025, Joint Meeting, as presented.

2025 Unaudited Financial Statements: Mr. B. Campbell presented the 2025 Unaudited Financial Statements to the Board 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 2025 Unaudited Financial Statements, as presented.

Contract with Chapman Parking & Mobility (H4B Garage): Ms. Murphy presented the Contract with Chapman Parking & Mobility (H4B Garage) to the Board and answered questions. Following review and discussion, upon a motion made by Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the Contract with Chapman Parking & Mobility (H4B Garage), as presented.

Contract with Chapman Parking & Mobility (Events Center Garage): Ms. Murphy presented the Contract with Chapman Parking & Mobility (Events Center Garage) to the Board and answered questions. 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 approve the Contract with Chapman Parking & Mobility (Events Center Garage), as presented.

Mr. Ambre discussed with the Board the procurement process for Chapman Parking & Mobility, noting that he recommends the District utilize the state procurement process for scopes exceeding, or expected to exceed \$50,000.00 in total costs.

Third Additional Services Addendum with Kimley Horn and Associates, Inc.: Ms. Murphy presented the Third 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

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Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

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

Third Additional Services Addendum with Rios, Inc: Ms. Murphy presented the Third Additional Services Addendum with Rios, 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 Third Additional Services Addendum with Rios, Inc., as presented.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #03) and Administrative Costs: Mr. Marrocco and Mr. B. Campbell presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #03) and Administrative Costs 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 Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #03) and Administrative Costs, as presented in the amount of \$794,514.65.

DISCUSSION ITEMS

Mr. Hardy presented an update on the Event Venue, noting that the Design contract was awarded to Layton Construction. The District expects \$7-8 million in design changes. Mr. Hardy noted that the costs will exceed original estimates, which were expected by the District.

ADMINISTRATIVE NON-ACTION ITEMS

Annual Conflict of Interest Disclosure Statement and Ethical Behavior Acknowledgement Forms: Mr. Downing discussed the status of pending Annual Conflict of Interest Disclosure Statement and Ethical Behavior Acknowledgement Forms.

Pending Signature Requests: Mr. Downing discussed the status of pending signatures with the Board.

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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. Hardy, 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.