MINUTES OF A SPECIAL MEETING

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

Thursday, January 22, 2026 at 11:00 a.m.
ANCHOR LOCATION: 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: Blair M. Dickhoner, Esq., and Betsy Russon, Esq. WBA, PC, District General Counsel; Aaron Wade, Adam Daly, and Mary Barnes, Gilmore & Bell P.C., Bond Counsel; and, Kira Kaur, D.A. Davidson & Co., Underwriter.

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 made by Mr. Channell, seconded by Ms. O'Brien, and upon a vote unanimously carried, the Board approved the agenda as presented.

Conflict of Interest Disclosures

Mr. Dickhoner 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

Approve Minutes from the November 12, 2025 Special Meeting

Mr. Dickhoner presented the minutes from the November 12, 2025 Special Meeting to the Board for consideration. Following review, upon a motion duly made by Ms. O'Brien, seconded by Mr. Channell, and upon a vote unanimously carried, the Board approved the minutes as presented.

Bond Issuance

CONSIDERATION ADOPTION OF A RESOLUTION OF THE BOARD OF TRUSTEES OF NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO DESIGNATION RESOLUTION AND A FIRST AMENDMENT TO ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE NORTHPOINT ASSESSMENT AREA, IN ORDER TO AMEND THE DEVELOPABLE ACRAGE IN THE ASSESSMENT AREA, THE AMOUNT OF ASSESSMENTS, THE ALLOCATION OF ASSESSMENTS, AND CERTAIN OTHER CHANGES; APPROVING AN UPDATED APPRAISAL; 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 amended resolutions authorizing the issuance and sale of the District's Special Assessment Bonds, Series 2025 to the Board and answered questions from the Trustees. Following review, upon a motion duly made by Ms. O'Brien, seconded by Mr. Carolan, and upon a vote unanimously carried, the Board adopted the Authorizing Resolution, and authorized execution of the First Amendment to Designation Resolution and the First Amendment to Assessment Ordinance.

Discussion Items

None.

Administrative Non-Action Items

Annual Board Training – Open and Public Meetings Act

Mr. Dickhoner 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
District Clerk/Secretary

The foregoing minutes were approved on the 1st day of April, 2026.