MINUTES OF A SPECIAL MEETING

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

Wednesday, April 1, 2026 at 3:00 p.m.
ANCHOR LOCATION: 139 Hunter's Grv Ln., Suite 200, Lehi, UT 84043

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; Darci Stephens and Mary Barnes, Gilmore & Bell, P.C., Bond Counsel; and, Brendan Campbell, Pinnacle Consulting Group, District Accountant.

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 Mr. Carolan, 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 January 22, 2026 Special Meeting

Mr. Dickhoner presented the minutes from the January 22, 2026 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

ADOPTION OF A RESOLUTION OF THE BOARD OF TRUSTEES OF NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO DESIGNATION RESOLUTION AND A SECOND AMENDMENT TO ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST FOR THE NORTHPOINT ASSESSMENT AREA, IN ORDER TO AMEND THE DEVELOPABLE ACREAGE 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

Ms. Stephens presented the amended resolutions authorizing the issuance and sale of the District's Special Assessment Bonds, Series 2026 to the Board. 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 Second Amendment to Designation Resolution and the Second Amendment to Assessment Ordinance.

Discussion Items

Discuss Easement Agreement for Bridges between Northpoint Innovation, LLC and the District

Ms. Russon and the Board engaged in discussion regarding the Easement Agreement. No Board action taken.

Discuss Operations and Maintenance Agreement (Bridge Easement)

Ms. Russon and the Board engaged in discussion regarding the Operations and Maintenance Agreement. No Board action taken.

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 by Ms. O'Brien and seconded Mr. Channell, and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

/s/ William Channell

Will Channell
District Clerk/Secretary

The foregoing minutes were approved on the 4th day of June, 2026.