RECORD OF PROCEEDINGS

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

HELD
July 16, 2026

The Regular Meeting of Point Phase 1 Public Infrastructure District Nos. 1-9 was held at the offices of Wadsworth Development Group, 166 E 14000 S, Suite 210, Draper, UT, 84020 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
Cal Roberts – Trustee

Trustees Absent, and Excused:
Michael Ambre – Trustee

Also in Attendance:
Megan Murphy, Esq., and Betsy Russon, Esq; WBA, PC.
Shannon McEvoy, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.
Barrett Marrocco and Andrew Gaittens; The Connextion Group.
Aaron Van Dyke; Lincoln Property Company.

ADMINISTRATIVE ITEMS

Call to Order: The Meeting of the Boards 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 four out of five Trustees in attendance.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Trustees of the Point Phase 1 Public Infrastructure District No. 1 with concurrence by the Boards of Trustees of the Point Phase 1 Public Infrastructure District Nos. 2, 3, 4, 5, 6, 7, 8, and 9.

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: None.

ACTION ITEMS

Minutes: Mr. McEvoy presented the Minutes of the June 18, 2026, Regular Meeting to the Boards. Following review, 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 June 18, 2026, Regular Meeting, as presented.

2025 Annual Report: Mr. McEvoy presented the 2025 Annual Report 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 2025 Annual Report, as presented.

South Valley Sewer District Industrial Waste Survey Contract: Mr. McEvoy and Mr. Hardy presented the South Valley Sewer District Industrial Waste Survey Contract to the Boards 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 ratify the South Valley Sewer District Industrial Waste Survey Contract, as presented.

Award of Contract for Construction Materials Testing and Quality Assurance Services for the Point of the Mountain Promenade Project: Mr. Van Dyke presented the proposal evaluation for the Award of Contract for Construction Materials Testing and Quality Assurance Services for the Point of the Mountain Promenade Project. Mr. Van Dyke explained that the procurement was conducted in accordance with the District's Procurement and Administrative Rules and applicable provisions of the Utah Procurement Code. He stated that the qualifications were evaluated using the published selection criteria, resulting in the recommendation presented to the Board. 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 award of contract to Ninyo & Moore for Construction Materials Testing Servies and Quality Assurance Services for the Point of the Mountain Promenade Project.

Award of Contract for Construction for The Point Promenade: Mr. Van Dyke discussed the Award of Contract for Construction for The Point Promenade with 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 award of contract to R&O Construction for Construction for The Point Promenade.

Unaudited Financial Statements for the period ending June 30, 2026: Mr. Campbell presented the Unaudited Financial Statements for the period ending June 30, 2026, and answered questions. Following review and discussion, upon a motion duly made by Mr. Hardy, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the Unaudited Financial Statements for the period ending June 30, 2026, as presented.

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ADMINISTRATIVE NON-ACTION ITEMS

None.

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CLOSED MEETING

Closed Meeting pursuant to Utah Code § 52-4-205(1)(d) for a strategy session to discuss the lease of real property related to land leased by District No. 1 as public discussion of this matter would prevent the Board of Trustees of District No. 1 completing the transaction on the best possible terms:

Ms. Russon advised the Boards that it was permitted, upon compliance with statutory requirements, for the Boards to convene in closed meeting, pursuant to Utah Code § 52-4-205(1)(d) for a strategy session to discuss the lease of real property related to land leased by District No. 1 as public discussion of this matter would prevent the Board of Trustees of District No. 1 completing the transaction on the best possible terms. Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, a roll call vote proceeded as follows:

Jay Hardy – Aye

Robert Booth – Aye
Zachary Clegg – Aye
Cal Roberts – Aye

Following review, it was

RESOLVED to convene a Closed Meeting pursuant to Utah Code § 52-4-205(1)(d) for a strategy session to discuss the lease of real property related to land leased by District No. 1 as public discussion of this matter would prevent the Board of Trustees of District No. 1 completing the transaction on the best possible terms.

The time was 11:49 a.m.

Present at this Closed Meeting were: Trustees Jay Hardy, Robert Booth, Zachary Clegg, and Cal Roberts. District Legal Counsel: Megan Murphy and Betsy Russon; WBA, PC. District Management Staff: Shannon McEvoy, Brendan Campbell, and Jake Downing; Pinnacle Consulting Group, Inc.

Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, the Executive Session was adjourned.

The time was 12:16 p.m.

All participants were in the Closed Meeting at adjournment. No action was taken in the Closed Meeting.

ADJOURNMENT

There being no further business to come before the Boards, upon a motion duly made by Mr. Hardy, seconded by Mr. Clegg, 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

Jake Downing, Recording Secretary for the Meeting.