

RECORD OF PROCEEDINGS

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

HELD
May 21, 2026

The Special 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 9:00 a.m.

ATTENDANCE

Trustees in Attendance:

Jay Hardy – Chair
Robert Booth – Treasurer & Vice Chair
Zachary Clegg – Clerk & Secretary
Trevor Nicoll – Trustee
Michael Ambre – Trustee

Also in Attendance:

Megan Murphy, Esq., and Betsy Russon, Esq; WBA, PC.
Shannon McEvoy, Derek Campbell, Brendan Campbell, Jason Woolard,
and Jake Downing; Pinnacle Consulting Group, Inc.
Barrett Marrocco and Austin Murray; The Connexion Group.
Katelynn Christiansen; Wadsworth Development 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: None.

Confirmation of Anchor Location and Notice of Meeting: Mr. McEvoy confirmed that notice of the Special Meeting was posted in accordance with Utah Code and that the meeting was available for public attendance

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at the District's posted anchor location. It was noted that no members of the public were present at the posted anchor location.

ACTION ITEMS

Minutes: Mr. McEvoy presented the minutes of the April 23, 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 April 23, 2026, Regular Meeting, as presented.

Pre-Construction Services Agreement with Layton Construction Company: Ms. Murphy presented the Pre-Construction Services Agreement with Layton Construction Company to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Ambre, and upon vote, unanimously carried, it was

RESOLVED to approve ratification of the Pre-Construction Services Agreement with Layton Construction Company, as presented.

Fifth Additional Services Addendum with Layton Construction Company: Ms. Murphy and Mr. Clegg presented the Fifth Additional Services Addendum with Layton Construction Company to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Booth, seconded by Mr. Clegg, and upon vote, unanimously carried, it was

RESOLVED to approve the Fifth Additional Services Addendum with Layton Construction Company, as presented.

Resolution Identifying an Anchor Location for Meetings of the Boards: Ms. Murphy presented the Resolution Identifying an Anchor Location for Meetings of the Boards 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 approve the Resolution Identifying an Anchor Location for Meetings of the Boards, as presented.

First Amendment to Governing Document: Ms. Murphy presented the First Amendment to Governing Document to the Boards and answered questions. Following review and discussion, upon a motion duly made by

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

RESOLVED to approve the First Amendment to Governing Document, subject to final legal review.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #05) and Administrative Costs: Mr. Marrocco presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #05) and Administrative Costs to the Boards and answered questions. Following review and discussion, upon a motion duly made by Mr. Clegg, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #05) and Administrative Costs in the amount of \$104,549.34, as presented.

ADMINISTRATIVE
NON-ACTION ITEMS

Board Trainings: Mr. McEvoy discussed the trainings to be completed by all Board members as required by Utah Code with the Boards.

Conflict of Interest Disclosures: Mr. McEvoy and Ms. Murphy discussed the Conflict of Interest Disclosures with the Boards.

EXECUTIVE SESSION

Executive session, pursuant to Utah Code § 52-4-205(1)(d) – Strategy Session Regarding Proposed Development Agreement, Project Proposal, or Financing Proposal:

Ms. Russon advised the Boards that it was permitted, upon compliance with requisite statutory structures, for the Boards to convene on executive session, pursuant to Utah Code § 52-4-205(1)(d), for the purpose of a Strategy Session Regarding Proposed Development Agreement, Project Proposal, or Financing Proposal. Upon a motion duly made by Mr. Booth, seconded by Mr. Ambre, a roll call vote proceeded as follows:

Jay Hardy – Aye
Robert Booth – Aye
Zachary Clegg – Aye
Trevor Nicoll – Aye
Mike Ambre – Aye

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Following review, it was

RESOLVED to convene an Executive Session, pursuant to Utah Code § 52-4-205(1)(d), for the purpose of a Strategy Session Regarding Proposed Development Agreement, Project Proposal, or Financing Proposal.

The time was 9:33 a.m.

Present at this Executive Session are: Trustees Jay Hardy, Robert Booth, Zachary Clegg, Trever Nicoll, and Michael Ambre. District Legal Counsel: Megan Murphy and Betsy Russon; WBA, P.C. District Management Staff: Shannon McEvoy, Derek Campbell, Brendan Campbell, Jason Woolard, and Jake Downing; Pinnacle Consulting Group, Inc.

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

The time was 10:01 a.m.

All participants were in Executive Session at adjournment.

ADJOURNMENT

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