

RECORD OF PROCEEDINGS

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

HELD
August 20, 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
Michael Ambre – Trustee

Also in Attendance:

Megan Murphy, Esq., and Betsy Russon, Esq; WBA, PC.
Shannon McEvoy, Brendan Campbell, Jake Downing, and John Callahan III; Pinnacle Consulting Group, Inc.
Andrew Gaittens; The Connexion 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.

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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 July 16, 2026, Regular Meeting to the Boards. Following review, upon a motion duly made by Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the July 16, 2026, Regular Meeting, as presented.

Residential Development Backbone Contract with Rocky Mountain Power: Ms. Murphy presented the Residential Development Backbone Contract with Rocky Mountain Power to the Boards and answered questions. Ms. Murphy noted that, in connection with the contract, the District would approve a procurement findings for a sole-source award. Rocky Mountain Power is the only power distributor available to provide the required power service to the applicable area, making the sole-source procurement appropriate. 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 Residential Development Backbone Contract with Rocky Mountain Power, subject to legal review and finalization of the procurement findings by the Procurement Official.

Agreement with Jordan Basin Improvement District Regarding Installation Maintenance, and Replacement of Sewer Facilities within Private Roadways: Ms. Murphy presented the Agreement with Jordan Basin Improvement District Regarding Installation Maintenance, and Replacement of Sewer Facilities within Private Roadways 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 Agreement with Jordan Basin Improvement District Regarding Installation Maintenance, and Replacement of Sewer Facilities within Private Roadways, as presented.

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Sixth Additional Services Addendum with Kimley Horn and Associates, Inc: Ms. Murphy presented the Sixth 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 Mr. Hardy, seconded by Mr. Booth, and upon vote, unanimously carried, it was

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

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #07) and Administrative Costs: Mr. Gaittens reviewed the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #07) and Administrative Costs to the Board and answered questions. Following review and discussion, upon a motion duly made by Mr. Ambre, seconded by Mr. Booth, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #07) and Administrative Costs, as presented in the amount of \$137,072.87.

Award of Contract for Construction for Event Venue: Mr. Van Dyke discussed the Award of Contract for Construction for The Point Event Venue 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 construction contract with Layton Construction, with the understanding that supporting documentation regarding the subcontractor procurement and bid process would be provided to the Trustees for review.

Property Leasing Agreement with Centennial Real Estate Management: Ms. Murphy presented the Property Leasing Agreement with Centennial Real Estate Management to the Boards. 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 Property Leasing Agreement with Centennial Real Estate Management, subject to legal review and finalization of the procurement findings by the Procurement Official.

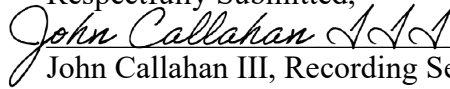
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ADJOURNMENT

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



John Callahan III, Recording Secretary for the Meeting.