RECORD OF PROCEEDINGS

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

HELD
June 18, 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:
Blair Dickhoner, Esq., and Betsy Russon, Esq; WBA, PC.
Shannon McEvoy, Brendan Campbell, Derek Campbell, Jason Woolard, and Jake Downing; Pinnacle Consulting Group, Inc.
Andrew Gaittens; The Connextion Group.

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

RESOLVED to approve the agenda, as presented.

Acknowledge Resignation of Trever Nicoll: Mr. McEvoy noted that a letter of resignation was received by Mr. Nicoll from the Boards of Trustees. Upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to acknowledge the resignation of Trever Nicoll from the Boards of Trustees of the Point Phase 1 Public Infrastructure District Nos. 1-9.

Acknowledge Appointment of Cal Roberts: Mr. McEvoy noted to the Boards that Cal Roberts was appointed to the Boards of Trustees via a resolution passed by The Point of the Mountain State Land Authority Board of Directors on June 10, 2026. Upon a motion duly made by Mr. Ambre, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to acknowledge the appointment of Cal Roberts to the Boards of Trustees of the Point of the Mountain Public Infrastructure District Nos. 1-9.

Public Comment: None.

ACTION ITEMS

Minutes: Mr. McEvoy presented the Minutes of the May 21, 2026, Regular Meeting to the Boards. Following review, upon a motion duly made by Mr. Clegg, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the May 21, 2026, Regular Meeting, as presented.

Non-Disclosure Agreement: Mr. McEvoy and Mr. Hardy discussed the Non-Disclosure Agreement with the Boards. 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 Non-Disclosure Agreement.

Contractor Change Order #01 with Layton Construction Company, LLC: Mr. Hardy presented the Contractor Change Order #01 with Layton Construction Company, LLC., 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 ratify the Contractor Change Order #01 with Layton Construction Company, LLC., as presented.

First Additional Services Addendum with Kimley Horn and Associates, Inc: Mr. McEvoy and Mr. Dickhoner presented the First Additional Services Addendum with Kimley Horn and Associates, Inc., 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 First Additional Services Addendum with Kimley Horn and Associates, Inc., as presented.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #06) and Administrative Costs: Mr. Gaittens presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #06) and Administrative Costs to the Boards 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 Resolution Regarding Acceptance of District Eligible Costs (Cost Certification #06) and Administrative Costs, as presented in the amount of $131,407.56.

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 discussed the Conflict-of-Interest Disclosures with the Boards.

EXECUTIVE SESSION

Closed Meeting pursuant to Utah Code § 52-4-205(1)(d) for a strategy session to discuss terms of a Letter of Intent related to property, as public discussion of this matter would disclose the estimated value of the property under consideration and would prevent the District from 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 terms of a Letter of Intent related to property, as public discussion of this matter would disclose the estimated value of the property under consideration and would prevent the District from 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
Mike Ambre – 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 terms of a Letter of Intent related to property, as public discussion of this matter would disclose the estimated value of the property under consideration and would prevent the District from completing the transaction on the best possible terms

The time was 11:18 a.m.

Present at this Closed Meeting were: Trustees Jay Hardy, Robert Booth, Zachary Clegg, Cal Roberts, and Michael Ambre. District Legal Counsel: Blair Dickhoner and Betsy Russon; WBA, PC District Management Staff: Shannon McEvoy, Brendan Campbell, Derek 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 11:49 a.m.

All participants with the exception of Mr. Ambre were in the Closed Meeting at adjournment. No action was taken in the Closed Meeting.

Following the Closed Meeting, upon a motion duly made by Mr. Booth, seconded by Mr. Hardy, and upon vote, unanimously carried, it was

RESOLVED to approve the Letter of Intent as proposed by the Event Venue Operator.

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ADJOURNMENT

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

Jake Downing, Recording Secretary for the Meeting.