Point of the Mountain State Land Authority Board

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**Meeting**

**January 8, 2024**

U**MINUTES**

**Members Present:**

Rep Jordan Teuscher, Chair

Lowry Snow, Chair

Mayor Troy Walker

April Cooper

Mayor Jenny Wilson

Senator Lincoln Fillmore

Ryan Starks

Mayor Dawn Ramsey

Senator Jerry Stevenson

Jeff Stenquist

**Members Absent:**

Jim Russell

Commissioner Geoff Landward

**Staff, Consultants, and Presenters in Attendance:**

Alan Matheson POMSLA

Don Willie POMSLA

Muriel Xochimitl X-Factor Communications

Cee Cee Niederhauser DFCM

Jacey Skinner Ballard Spahr

Steve Mehr Ballard Spahr

Mark Reigelman Design Local

Amanda Golden Design Local

Rep. Cheryl Acton Utah State Legislature

**Members of the Public in Attendance:**

Hannah Barrett

David Dobbins

Robert Booth

Lyle Pearson

Abby Arnet

David Dobbins

Reese Bastian

Shule Bishop

Peter Hayes

Jasmine Metcalf

Emma Turner

Cathy Richardson

Deanna Hopkins

On Monday, January 8, 2024 the Point of the Mountain State Land Authority Board held a meeting in Senate Building 110 at the Utah State Capitol Complex. A virtual meeting option was available for those who attended remotely via the Zoom Meeting platform:

<https://zoom.us/webinar/register/WN_11t67FdJTpC2Y5Eu7F_lAQ>

A video of the meeting can be found on The Point’s YouTube channel:

<https://youtube.com/@ThePointUtah>

The meeting was called to order at 3:05 PM.

* **WELCOME**

Chair Jordan Teuscher convened the meeting, extending a welcome to board members, consultants, and the public and recognized Chair Snow who joined the meeting remotely. The Chair reviewed the advancements made on The Point project for the preceding year.

* **PUBLIC COMMENT**

Chair Teuscher opened the meeting for public comment. Rep. Cheryl Acton expressed her concerns with the Statue of Responsibility which she feels would be a distraction to the beautiful scenery of our state and requested that a more fitting object be chosen as the iconic feature for The Point.

* **MINUTES OF THE DECEMBER 19, 2023 BOARD MEETING**

Chair Teuscher asked for a motion from the board to approve the minutes of the December 19, 2023 meeting.

## MOTION: Senator Stevenson moved to approve the minutes of the December 19, 2023 board meeting. The motion was seconded by April Cooper and passed unanimously.

* **FINANCIAL STATEMENT**

Don Willie presented a financial update to the board, emphasizing that current expenditures continue to track below projections, with all categories maintaining budgets. Notably, the previously delayed invoices for legal fees have been added to our expenses and costs incurred in the in-state travel category reflect travel associated with negotiating the development agreement.

## MOTION: Senator Stevenson moved to approve the financial statement as presented by Don Willie. The motion was seconded by Ryan Starks and passed unanimously.

* **INTRODUCTION TO ARTS MASTER PLAN TEAM**

Amanda Golden and Mark Reigelman from Design Local shared their background and plans for the arts master plan for The Point. Highlights of their presentation included:

* Introduction
  + Designing Local is an award winning nationally recognized firm that has helped more than 50 US communities create vibrant, engaging and authentic places.
* Values of Designing Local
  + Contributing with distinction, connecting with people, and cultivating wonder.
* Projects from the Past
  + Art for all: Fort Wayne Public Art Master Plan
  + Art on High Strategic Plan & Artist Selection – Columbus Ohio
  + Follow the White Rabbit – Columbus Ohio
* Engagement of Public Space
* Traditional Project Approach
* The Point Approach
* Next Steps – Site Visit and Meet & Greet 1-18-24

**Questions from the Board:**

Questions from the board included how the Statue of Responsibility would fit in the art master plan, the possibility of receiving input from the Utah Arts Council and Utah Division of Arts and Museums, funding concerns for the iconic feature and smaller scale art pieces, the possibility of incorporating historical elements in art and the end result of the master planning process.

Director Alan Matheson explained that the art budget for the project has various funding sources. The art master plan is funded by a grant from GOEO, while the actual art from this plan will be financed by our development partners who have committed 1% of the development cost to public art. It's important to note that the Statue of Responsibility proposal goes beyond just art; it includes a museum, meeting areas, and educational facilities, so it is considered a subcampus proposal. Previously, the board moved to encourage the Statue of Responsibility Foundation to submit a proposal, which is currently under consideration in the four-step process.

* **PROPOSED LEGISLATION FOR THE 2024 SESSION**

Senator Stevenson and Alan Matheson reviewed the proposed revisions to the Land Authority statute. Elements of the bill that is currently being drafted may include:

* Clarification that board members may lease property from developers on the same terms as anyone else.
* A clarification to statute is needed to confirm that any additional acquired land in The Point area also falls within the definition of Point of the Mountain State Land.
* The incorporation of language that would afford our organization the same services and protections as those provided to state agencies such as payroll, HR, Risk Management protections and other key services.
* The establishment of a revenue stream from a portion of the state’s share of sales tax generated at The Point for infrastructure, operational expenses, and repaying project loans. This would not impact the collection of sales taxes for other jurisdictions.

Senator Stevenson suggest that much of the current legislation governing POMSLA is carried over from the Inland Port legislation and needs correction. He supports the proposed amendments, although we need a more in-depth examination of sales tax and ensuring other taxing entities are held harmless.

**Comments from the Board:**

Concerns were raised about the coverage of county services in the area, the diverse roles and requirements of land authorities in the state, and the necessity for greater clarity regarding the treatment of revenues from POMSLA by the state.

## MOTION: Chair Snow moved to support the proposed changes to the legislation subject to Sen. Stevenson’s comments concerning coordinating with local government. The motion was seconded by Ryan Starks.

**Speaking to the Motion:**

Chair Snow noted that the motion is to endorse legislation not currently in front of us, but believes that securing these statute changes will enhance administration. Despite the Land Authority's current limited staff, he anticipates growth with The Point's expansion. Establishing policies that treat employees as state employees is seen as crucial for future staff retention and recruitment. Chair Snow also emphasized the importance of ensuring government immunity coverage for their work and expressed strong support for its inclusion in the legislation

The motion passed unanimously

* **REVISION TO STAKEHOLDER INTERACTION POLICY**

Alan Matheson explained the proposed revisions to the stakeholder interaction policy noting that integrity is of upmost importance and reflected in this standard. The changes are based on new circumstances now that the development agreement is signed. Changes include:

* Gift policy – will stay the same. stating that no board member or staff can accept a gift or compensation that might be intended to influence or reward action taken as part of the authority. This policy is more stringent than state statute.
* Stakeholders policy will continue to allow meetings with individuals genuinely interested in the Authority’s work, but also allow staff to refer appropriate meeting requests to our development partners or consultants.
* Removal of the provision that requires keeping a record of meetings with interested parties, reflecting the sensitive nature of real estate negotiations.

## MOTION: Senator Jerry Stevenson moved to approve the amendments to the gift and stakeholder interaction policy as outlined in the board packet. The motion was seconded by Ryan Starks and passed unanimously.

* **ADJOURNMENT**

## Chair Teuscher announced the board will not meet next month due to the legislative session.

## MOTION: Ryan Starks moved to adjourn the meeting. The motion passed unanimously.

The meeting ended at 4:18 PM.