Point of the Mountain State Land Authority Board

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**Meeting**

**March 19, 2024**

U**MINUTES**

**Members Present:**

Rep Jordan Teuscher, Chair

Lowry Snow, Chair

Mayor Troy Walker

April Cooper

Mayor Jenny Wilson

Ryan Starks

Mayor Dawn Ramsey

Senator Jerry Stevenson

Rep Jeff Stenquist

Commissioner Geoff Landward

**Members Absent:**

Jim Russell

Senator Lincoln Fillmore

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

Alan Matheson POMSLA

Don Willie POMSLA

Mike Ambre DFCM

Cee Cee Niederhauser DFCM

Muriel Xochimitl X-Factor Communications

Steve Kellenberg Kellenberg Studio

Jacey Skinner Ballard Spahr

Don Whyte Master Plan Consultant

Gabi Tellez USHE

**Members of the Public in Attendance:**

MaryAnne Wright

Cindy Cromer

Blake Jones

Lyle Pearson

Bret Milburn

Peter Carlston

Stacy Arthur

Tony Semerad

Dina Blaes

On Tuesday, March 19, 2024 the Point of the Mountain State Land Authority Board held a meeting in Senate Building 210 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 9:05 AM.

* **WELCOME**

Chair Snow convened the meeting, extending a welcome to board members, consultants, and the public and particularly recognized members of the board and staff who served during the Legislative session.

* **PUBLIC COMMENT**

Chair Snow opened the meeting for public comment. Maryanne Wright, chair of Emery Town Heritage Council in Emery County, advocated for the inclusion of the Chapel by the Wayside in the national register of historic buildings. She proposed engaging dedicated volunteers with a penchant for history to conduct tours, envisioning the chapel as a cherished cornerstone of the community. Cindy Cromer echoed the sentiment, emphasizing the significant role of the Catholic Church at the chapel and urged the board to leverage federal credits designed for historic preservation.

* **MINUTES OF THE JANUARY 8, 2024 BOARD MEETING**

Chair Snow asked for a motion from the board to approve the minutes of the January 8, 2024 meeting.

## MOTION: April Cooper moved to approve the minutes of the January 8, 2024 board meeting. The motion was seconded by Senator Jerry Stevenson and passed unanimously.

* **FINANCIAL STATEMENT**

Mr. Willie presented a financial update to the board, underscoring the commitment of both the board and staff to prudent utilization of taxpayer funds. While certain areas demonstrated underspending, there are specific categories where expenses appeared elevated due to upfront or one-time expenditures; however, we anticipate being comfortably under budget by the fiscal year’s close. Notably, the category showing an apparent overage is data processing charges, primarily stemming from delayed billing from DTS in FY23, compounded by in-house expenses previously paid by consultants necessitating reimbursement.

April Cooper, a member the Finance Committee, expressed gratitude for the report and elaborated on the committee’s diligent examination of expenditures, along with the feedback they contributed regarding the budget.

* **SELECTION OF PUBLIC FINANCE ADVISOR**

Don Willie explained that the Land Authority issued a Request for Statement of Qualifications for financial advisory services for The Point. He reviewed the requirements for this position and the steps the selection committee used to determine their decision. The committee recommended that Zion’s Public Finance be hired to serve in the municipal advisory role for The Point. The recommendation was based on several factors; familiarity of the project, positive references, past work experiences and competitive pricing.

**Comments from the Board:**

Chair Matheson confirmed this recommendation and felt this was a good decision.

## MOTION: Jeff Stenquist moved that the board select Zion Public Finance as Finance Advisor to the board. The motion was seconded by Senator Jerry Stevenson and passed unanimously.

* **PROCESS TO CREATE AN ADVANCED AIR MOBILITY PLAN**

Don Willie explained that we have been looking across the board for transportation options at The Point. We propose issuing a Request for Statement of Qualifications to identify a contractor to assess the feasibility of advanced air mobility at The Point. The state legislature has asked that we provide a model for emerging twenty-first century transportation solutions that include BRT light rail, last-mile circulator, mobility hubs, car share, micro-mobility and a vertiport which is essential component of a fully developed multi-modal transportation plan. Mr. Willie reviewed the scope of work and key factors requested in the RFSQ.

**Comments from the Board:**

Chair Snow asked for a potential scenario regarding transportation options. Mr. Willie outlined cutting-edge technology, which may encompass air taxis and vertiport takeoff and landing sites, linking Utah County, the Airport, and Park City, with ramifications for statewide transportation.

Alan Matheson noted the complexity of the situation, highlighting UDOT's ongoing analysis of regional opportunities. Additionally, another group (47G) will conduct a detailed review, which we aim not to duplicate. Our focus will be site-specific, primarily focusing on freight before involving passengers. However, it's crucial to examine it now to assess its impact on our planning. Our initial efforts will entail a feasibility study, taking incremental steps to ensure Utah remains at the forefront of innovation.

Mayor Wilson commented that she continues to have concerns with the crowded airspace of the future and the possible downside of visual and noise pollution as well as privacy.

## MOTION: Senator Stevenson moved to issue an RFSQ to identify a contractor to assess the feasibility of advance air mobility. The motion was seconded by Ryan Starks and passed unanimously.

**Comments from the Board:**

Senator Stevenson remarked on the importance of the process and prerequisite studies necessary for adopting new technologies.

* **EXECUTIVE DIRECTOR REPORT**

Alan Matheson shared a presentation reporting on the results of the legislative session and the status of key project elements at The Point. Highlights of his presentation included:

* Legislature
  + SB 198 Point of the Mountain State Land Authority amendments
    - Provides that 50% of the state share of sales tax (4.7%) generated on the site can go toward project purposes (support of bonds for infrastructure, etc.)
    - Conflict of interest provisions
    - Clarification that bonds are tax-exempt
  + HB80 Candidate and Officeholder Disclosure Modifications
    - Conflict of interest form filed annually
  + SB 154 Independent Entities – identifies state entities (approx..20-25) who will be directed to perform self-evaluations to outline best practices.
  + $50 million for FrontRunner Station at The Point and to supplement the double tracking of rail lines throughout the system.

**Comments from the Board:**

Rep Stenquist mentioned that the $50 million allocated was for the station specifically and questioned if additional funding would be needed for additional double tracking. Rep Stevenson responded there is adequate capital and it will be allocated initially by the transportation committee. Double tracking is part of the master transportation plan with the work being done in sections as needed.

* Infrastructure Planning
  + Issues with roads, transit, water, sewer, electrical, gas, and fiber are all being addressed at the site and moving forward.
* Phase I Planning Schedule
  + Development partners are moving forward and making sure plans comply with the design guidelines
  + Expectation of having a groundbreaking for phase one this year
* Public Finance
  + Public finance advisor in place
  + Governing documents for PIDs
* Loan Agreement
  + Infrastructure loan agreement now drafted and in final review
* Arts Master Plan
  + Focus groups implemented by Design Local
* Innovation at the Point
  + Convergence Hall
  + Institutional coordination
  + Innovation fund
  + Industry working groups
  + Ecosystem
* Project Proposals
  + Statue of Responsibility
* Interlocal Agreements
* Administrative
  + Director of Land Development
  + Communications strategy – website upgrade
  + Board reappointments – four board members
* **ADJOURNMENT**

Chair Snow announced that Alan Matheson has been selected as the CEO of the Year by Utah Business Magazine, a well-deserved honor that will be celebrated at an upcoming luncheon. He conveyed heartfelt appreciation for Alan’s exemplary leadership and the remarkable achievements accomplished at The Point under his guidance.

## MOTION: Senator Stevenson moved to adjourn the meeting. The motion was seconded by April Cooper. and passed unanimously.

The meeting ended at 10:25 am.