



Point of the Mountain State Land Authority Board

AMENDED AGENDA

Wednesday, June 11, 2025 | 10:00 am – 12:00 pm
Utah State Capitol Building Room 445
Salt Lake City, Utah

Live virtual participation registration:
https://utah-gov.zoom.us/webinar/register/WN_GGBTxDhCSbmTW8zwRcUdOg

A recording of the board meeting will be available on YouTube following the meeting:
bit.ly/thepointyoutube

1. Welcome PROCEDURAL
Chairs Jordan Teuscher and Lowry Snow
2. Public Comment PROCEDURAL
Members of the public have an opportunity to share comments relevant to The Point, following the procedures set forth below.
3. Minutes of the May 14, 2025 Board Meeting ACTION
The board will consider approving the minutes of the February board meeting.
4. FY2026 Public Budget Hearing ACTION
Don Willie, Director of Operations
The board will consider the proposed FY2026 budget for adoption.
5. Financial Update ACTION
Don Willie, Director of Operations
Staff will report on the status of the organization's finances.
6. Directors Report INFORMATIONAL
Michael Ambre, Executive Director
The Point's executive director will provide a progress update to the Board.
7. Resolution 2025-04 - Public Infrastructure District (PID) Governing Documents ACTION
The Board will consider proposed changes to the PID board governing documents.
8. Consideration of Entertainment Venue Disposition & Development Agreement ACTION
The Board will consider approving the entertainment venue DDA.

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| 9. Consideration of Entertainment Venue Ground Lease
<i>The Board will consider approving the entertainment venue ground lease.</i> | ACTION |
| 10. Consideration of Capital Pledge Agreement
<i>The Board will consider approving the capital pledge agreement.</i> | ACTION |
| 11. Resolution 2025-05 - Approval of POMSLA-DRAPER CITY Interlocal Agreement
<i>The Board will consider a proposed interlocal agreement between POMSLA and Draper City.</i> | ACTION |
| 12. Lease Takedown Process Review
Steve Mehr, Ballard Spahr LLP
<i>Land Authority legal counsel will provide the board with a review of the lease takedown process.</i> | INFORMATIONAL |
| 13. Executive Session
<i>The board will consider going into closed executive session, pursuant to Utah Code 52-4-205(1)(a) and (d), to discuss a project proposal and/or personnel issue.</i> | ACTION |
| 14. Adjourn | ACTION |

Conduct of Board Meetings Policy

Agenda Noticing

The Point of the Mountain State Land Authority (Authority) Board is subject to the Utah Open and Public Meetings Act (Act). Under the Act, a meeting must be scheduled and the agenda posted at least 24 hours in advance. If an urgent matter needs quick attention, the Board may schedule emergency meetings consistent with the requirements of the Act. The Co-Chairs have final approval of meeting agendas.

Public Comment

- a. Opportunities for public comment typically will occur at the beginning of Board meetings, before any of the discussion items take place. The Co-chairs may adjust the timing of public comments to facilitate accomplishing the purposes of the meeting.
- b. The public comment period is generally not a time for discussion between the Board and a speaker. If follow-up discussion or information is needed, a Board member may ask staff to follow up with the speaker.

Rules of Decorum and Public Participation

Authority Board Meetings are a place for people to feel safe and comfortable while participating in the civic process. A respectful environment allows meetings to be conducted in an orderly, efficient, and dignified fashion, free from distraction, intimidation, and threats to safety. Behavior that disrupts the meeting or causes safety concerns (such as jeering, cheering, clapping and waving signs) is not allowed.

The public may address the Board about any matter they wish during the public comment portion of a meeting. The Board may also hold public hearings where the public is invited to speak about a specific topic the Board is currently considering.

To speak during either the Board meetings or public hearings, members of the public must follow these rules:

- Upon recognition by the Chair, the speaker shall address the Chair and give their name and indicate whether they represent an organization.
- Each member of the public wishing to provide comment will have three minutes to speak. Those representing an organization or large group will have five minutes to speak. More time may be allowed at the discretion of the Chair.
- No speaker shall be allowed to comment more than once per comment period without Chair approval.
- Generally, props and equipment are not allowed. If a speaker has a prop or piece of equipment integral to a presentation, the speaker must clear its use with a staff member before entering the meeting room.
- If a speaker has written remarks, a document, or another item they want the Board to review, they must send those items to The Point Communications Team at info@thepointutah.org or (801) 214-1631 at least 24 hours in advance of the intended meeting.

To speak or participate virtually, members of the public must follow the rules outlined above. In addition, the following rules must be followed:

- Members of the public wishing to join the virtual meeting must register through the Authority's virtual platform, including providing their full name and email address.
- Members of the public who wish to comment will be prioritized on a first- come, first-served basis.
- All virtual meetings are live streamed, recorded, and posted publicly. Therefore, members of the public that join with video may be subject to use of likeness.
- Members of the public may not share their screen unless approved beforehand by the Chair. Otherwise, only members of the board, staff and those requested to participate may share their screen during board meetings.
- Members of the public may use the Authority's virtual meeting platform during the public comment portion of the meeting to make an official comment, following the procedures outlined above. The "Chat" function on the virtual meeting platform will be disabled during meetings.
- Although not required to by law, the Authority intends to live-stream board and certain other meetings through The Point YouTube Channel, but may choose not to at any time. Any comments made through the YouTube channel will be considered as advisory and not as official public comments. The Authority reserves the right to remove comments containing profanity or personal invective. Comments will not be removed based on the viewpoint expressed.
- Members of the public may not disrupt the virtual meeting or engage in harm or threats of harm of any kind. In addition, they may not create a safety threat or contribute to an unsafe or exclusionary situation. Failure to abide by this standard may result in limited participation such as the member of the public no longer being able to use their audio or video. In addition, they may be removed from the meeting.

Failure to follow these rules of decorum may result in removal from the meeting.
Each agenda published by the Authority shall contain a summary of this policy.