

Point of the Mountain State Land Authority Board



Meeting

August 13, 2025

MINUTES

Members Present:

Lowry Snow, Chair
Rep Jordan Teuscher, Chair
Mayor Dawn Ramsey
Jefferson Moss
Senator Jerry Stevenson
Mayor Troy Walker
Mayor Jenny Wilson

Members Absent:

Staff, Consultants, and Presenters in Attendance:

Michael Ambre	POMSLA
Nick Duerksen	POMSLA
Don Willie	POMSLA
Jenn Morrill	POMSLA
April Cooper	POMSLA
Cee Cee Niederhauser	DFCM
Jacey Skinner	Ballard Spahr
Steve Mehr	Ballard Spahr
Laura Hanson	Utah Governor's Office

Members of the Public in Attendance:

Daniel Gale	Alexander Wajsman
Valorie Hargett	Eric Isom
Aspen Hawks	Seth Townsend
Dan Hemmert	Kamron Dalton

Eric Tholen
Dylan Fitzgerald
Kirsten Swinyard

Bryant Palizzi
Wade Budge
Melissa Cooper

On Wednesday, August 13, 2025 the Point of the Mountain State Land Authority Board held a meeting at the Utah State Capital Building, Room 445. A virtual meeting option was available for those who attended remotely via the Zoom Meeting Platform.

https://utah-gov.zoom.us/webinar/register/WN_GGBTxDhCSbmTW8zwRcUdQg

The meeting was called to order at 10:04 AM

□ WELCOME

Chair Lowry Snow welcomed board members and the public and noted that the board did not meet in July. The Director's report, provided later in this meeting, will outline the project developments from the past two months.

□ RECOGNITION OF BOARD MEMBER

Former board member, April Cooper was recognized for her service and contributions to the Land Authority. Senator Stevenson expressed appreciation for the wealth of knowledge Ms. Cooper brought to the project, while Mayor Ramsey, who has served alongside Ms. Cooper since the organization's inception, remarked that the state of Utah owes a debt of gratitude for her exceptional work.

Ms. Cooper expressed appreciation to Governor Herbert and Governor Cox for this appointment and opportunity to serve. She acknowledged gratitude for the relationships and conveyed her confidence in the direction the board is moving.

□ PUBLIC COMMENT

Chair Snow called for public comments, stressing that The Point is designed around community needs and thrives on continuous feedback from the public. There were no comments from the public.

□ MINUTES OF THE JUNE 11, 2025 BOARD MEETING

Chair Snow asked for a motion to approve the minutes of the June 11, 2025 meeting.

MOTION: Mayor Walker moved to approve the minutes of the June 11, 2025 board meeting. The motion was seconded by Mayor Wilson and passed unanimously.

Chair Snow asked that agenda item #10 be addressed at this point in the meeting.

□ LEASE TAKEDOWN

Steve Mehr from Ballard Spahr explained the Lease Takedown process which is a significant portion of The Point agreement negotiated with our developer. He presented a flowchart explaining the process and highlighted main points of the lease takedown which includes:

- A prelease discussion where the developer meets with the board to discuss their proposed lease including rental terms, area to be leased, and how the proposal meets the design guidelines.
- The developer must satisfy all board requirements and demonstrate how their proposal aligns with the design guidelines before moving forward.
- The developer submits a formal application to the board once requirements are met with the board having 60 days to approve or reject the proposal.
- If approved, the developer provides the official lease notice, the finalized ground lease and agreement to follow the board timelines and requirements.

Key Points:

- Developers cannot proceed to board review without meeting all prerequisites.
- If approval is denied, there is a dispute resolution process.
- The streamlined approach helps address potential issues early in the process.

Chair Snow expressed appreciation for Steve Mehr and Jacey Skinner's five years of legal counsel and service to the board. Their work has been both amazing and challenging, and we appreciate their dedicated service.

SWEARING-IN OF NEW BOARD MEMBER

Jefferson Moss, Executive Director of the Governor's Office of Economic Opportunity, was reappointed as a board member and sworn in by Cee Cee Niederhauser. Rep Moss expressed his appreciation to the board and requested that The Point have a higher level of engagement with GOEO so we can work together to leverage this development.

APPOINTMENT OF LAND AUTHORITY FINANCE AND AUDIT COMMITTEE MEMBERS

With the departure of April Cooper, Chair Teuscher nominated Mayors Ramsey and Walker to serve with Executive Director Michael Ambre on the Land Authority's Finance and Audit Committee and asked for a vote to approve their appointment.

MOTION: Chair Teuscher moved to approve the appointment of Mayor Ramsey, Mayor Walker, and Michael Ambre to the Land Authority's Finance and Audit Committee. The motion was seconded by Senator Stevenson and passed unanimously.

FINANCIAL UPDATE

Don Willie, Director of Operations presented the status of the organization's finances for the month of June which includes the year-end report. Our disciplined spending approach has kept us under budget throughout FY25 in nearly every area. As we reviewed the FY26 budget we

made a few adjustments in several categories such as contractual services, professional technical services, and added a budget line item amendment for utilities for electrical and water which were previously paid by DFCM.

Under capital expenditures, the land acquisitions and improvements amounts were moved to the FY26 budget in order to accommodate their amounts with land acquisitions being the only area where we exceeded our FY25 budget allocation. This was due to the timing of closing the transaction.

We are concluding FY25 with 60% of our budget unspent. The FY26 budget has been adjusted to better align with our anticipated actual expenses.

MOTION: Mayor Walker moved to approve the year-end report for FY25 and the financial updates as presented by Don Willie. The motion was seconded by Chair Teuscher and passed unanimously.

Comments:

Mr. Willie reported that the state auditor's office conducts an annual review of our financial records. The audit typically takes place in September, with findings presented to the board at the subsequent meeting.

□ DIRECTOR'S REPORT

Executive Director Michael Ambre provided a progress update on The Point project. Notable advances have been achieved in the following areas:

- Activity onsite with backbone infrastructure
- Packages 1 & 3, (water tank and transmission lines) are close to being approved by Draper City and we anticipate bidding these in the next few weeks
- Bridge over River to Range is being reviewed by UDOT after which this will go out to bid
- We closed on PID one for the bond issuance for entertainment venue and infrastructure for promenade area
- Draper's interlocal agreement is in the final edits which will move to city council to adopt
- Interlocal agreement with water shares and rights to Jordan Valley Water District
- We hired a new admin assistant, Jenn Morrill, who is already providing excellent support.
- We put out an RFP for legal services and are hoping to hire new legal counsel.
- We went through an RFP for a third-party engineering consultant to assist Draper and POMSLA for plan review, quality assurance and quality control compliance.
- POMSLA is working with a land advisory company to strategize our approach on the 50-acre for-sale product
- We are studying cost levies for various amenities, including the transit district, master association and smart city technology.
- We are considering changing ownership of the land from DFCM to POMSLA and will possibly review this at the next meeting.

Board Comments:

Chair Snow welcome new assistant, Jenn Morrill, and expressed appreciation to the POMSLA

staff for their hard work and dedication.

RESOLUTION 2025-06 – FRAMEWORK PLAN ADJUSTMENT

Director Amber introduced the framework plan adjustments which would accommodate for-sale housing at The Point. This is for a 50-acre parcel of property which has been designated by the Legislature. The POMLA board will consider an amendment to the framework plan to allow for sale housing for the site.

Director Ambre reviewed the designated area on the map and reported that we will engage with various consultants to understand the market and what is needed for the area.

Chair Snow read the resolution at the meeting:

THE POINT OF THE MOUNTAIN STATE LAND AUTHORITY BOARD RESOLUTION

*Approving amendment to the Framework Plan to include approximately
fifty acres of owner-occupied housing*

Resolution 2025-06

WHEREAS, consistent with Utah Code Annotated 11-59-202(16) the Point of the Mountain State Land Authority (“the Land Authority”) is authorized to enter into a development agreement for some or all of the Point of the Mountain State Land, as defined in Utah Code Annotated 11-59-102(6) (“Authority Land”);

WHEREAS, consistent with Utah Code Annotated 11-59-202(6) the Land Authority is authorized to “sell, convey, grant, dispose of by gift” any interest in real property for some or all of the Authority Land;

WHEREAS, in August of 2021, the Land Authority approved a Framework Plan for the development of the Authority Land;

WHEREAS, the Land Authority has determined that consistent with its duties and responsibilities outlined in Utah Code Annotated 11-59-203, it is in the best interest of the Authority and the State of Utah to amend the Framework Plan to include approximately fifty (50) acres of owner-occupied housing.

NOW, THEREFORE, the Board of the Point of the Mountain State Land Authority, by the authority vested to it by the laws of the State of Utah, does hereby resolve the following:

1. The Land Authority Board directs the Point of the Mountain State Land Authority staff to proceed to engage appropriate consultants to develop plans to amend the Framework Plan to include approximately fifty (50) acres of owner-occupied housing.
2. The Land Authority Board directs the Point of the Mountain State Land Authority staff to proceed with shaping an RFP to engage a development partner to proceed with construction of owner-occupied housing as outlined.

Chair Snow asked for a motion to approve the framework plan as presented.

MOTION: Mayor Walker moved to approve Resolution 2025-06 which will amend the Framework Plan to include 50 acres of owner-occupied housing. The motion was seconded by Mayor Wilson.

Discussion on the Motion:

Board members inquired about the proposed housing types for The Point area and shared their experiences with similar housing developments in their respective cities. They requested involvement in the RFP process, and were assured their participation would be accommodated. Overall, the board was pleased that the project would address housing shortages while potentially generating revenue for The Point development.

The motion passed unanimously.

□ LEGAL SERVICES RFP RECOMMENDATION

Don Willie reviewed the process for the legal services RFP which was issued on June 17 with a due date of July 10th: We received six responses. The selection committee interviewed all candidates and conducted follow-up interviews with the three finalists. Mr. Willie reviewed the five weighted categories that were used by the committee for the selection.

The committee decided to move Parsons Behle & Latimer forward for consideration by the board. With board approval, we will issue a renewable 5-year contract.

Chair Snow reported he was part of the interview committee and felt we received remarkable input from the firms that applied. He asked for a motion.

MOTION: Sen Stevenson moved to approve the Legal Services RFP and the issuance of a contract to Parsons Behle and Latimer with approved contract for \$250,000 a year for 5 years renewable if both parties agree. The motion was seconded by Mayor Wilson

Speaking to the Motion:

Chair Teuscher expressed appreciation to Ballard Spahr and the work they have performed for the board. He declared his intention to abstain from voting on the matter, citing a potential conflict of interest given that a relative is employed by Parsons Behle and Latimer, albeit not on this particular project and declared that he did not participate in the RFP process. Chair Snow clarified for the record that this individual, while listed on the firm's application, may not have a significant role in the representation and appreciated the disclosure.

Voting on the motion was recorded below:

Lowry Snow	Aye
Rep Jordan Teuscher	Abstain
Mayor Dawn Ramsey	Aye
Jefferson Moss	Aye
Senator Jerry Stevenson	Aye
Mayor Troy Walker	Aye

Mayor Jenny Wilson Aye

Aye

The motion passed with six in favor and one abstained.

□ EXECUTIVE SESSION

Chair Snow recommended the board go into closed session pursuant to Utah Code 52-4-205(1)(a) and (d) to discuss a project proposal and/or personnel issue. He asked for a motion to move into executive session.

MOTION: Mayor Wilson moved that the board move into a closed executive session. The motion was seconded by Mayor Walker and passed with every member voting in the affirmative.

The board moved into closed session at 11:17 AM

The board returned to public session at 11:19 AM and Chair Snow asked for a motion to return to public session.

MOTION: Mayor Wilson moved that the board return to public session. The motion was seconded by Chair Teuscher and passed with every member voting in the affirmative.

Comments from the Board

Senator Stevenson commented on some issues that will be addressed in the future legislative session concerning the Land Use Authorities. The Legislature may give permission for an Alcohol Beverage Liquor License for POMSLA because of the specific nature of some of the restaurants that want to be located there.

There was also discussion concerning land transfers, revenue capture, the public safety service component and cost of those services.

ADJOURNMENT

Chair Teuscher asked for a motion to adjourn.

MOTION: Mayor Walker moved to adjourn the meeting. The motion was seconded by Sen. Stevenson and passed unanimously.

The meeting ended at 11:28 AM