

# Point of the Mountain State Land Authority Board



## Meeting Minutes

February 11, 2026

### **Members Present:**

Lowry Snow, Chair  
Rep Jordan Teuscher, Chair  
Mayor Dawn Ramsey  
Director Jefferson Moss  
Mayor Troy Walker

### **Members Absent:**

Senator Jerry Stevenson  
Mayor Jenny Wilson

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

Michael Ambre	POMSLA
Nick Duerksen	POMSLA
Don Willie	POMSLA
Jenn Morrill	POMSLA
Jason Burningham	LRB Finance
Lauren Reber	Parson, Behle, Latimer
Jay Hardy	TPP
Jon Vance	DFCM
Robert Booth	TPP

### **Members of the Public in Attendance:**

Tony Yura	Kersten Swinyard
Dylan Fitzgerald	Brett Bailey

On Wednesday, February 11, 2026 the Point of the Mountain State Land Authority Board held a virtual meeting [https://zoom.us/webinar/register/WN\\_11t67FdJTpC2Y5Eu7F\\_IAQ](https://zoom.us/webinar/register/WN_11t67FdJTpC2Y5Eu7F_IAQ)

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 9:06 AM.

❑ **WELCOME**

Representative Jordan Teuscher called the meeting to order and confirmed a quorum. The meeting was held virtually due to the legislative session and time-sensitive matters. Senator Stevenson was excused.

❑ **PUBLIC COMMENT**

Representative Teuscher invited public comment. No public comments were made. Public comment was closed.

❑ **MINUTES OF THE JANUARY 14, 2026 BOARD MEETING**

Representative Teuscher asked for a motion to approve the minutes of the January 14, 2026 meeting.

**MOTION:** Mayor Walker moved to approve the minutes of the January 14, 2026 board meeting. The motion was seconded by Co Chair Snow and passed unanimously.

❑ **FINANCIAL UPDATE**

Director of Operations Don Willie presented the January financial report.

**Highlights:**

- Approximately 90% of the total budget remains as of January 31, 2026.
- Spending is generally in line with projections.
- Data processing charges were reviewed and confirmed accurate; a minor budget adjustment may be needed for an additional computer.
- POMSLA is currently undergoing its annual audit. A third party is preparing financial statements for submission to the State Auditor's Office.

Finance Subcommittee members indicated they had reviewed the financials.

Representative Teuscher thanked Don as well as Mayor Walker and Mayor Ramsey for their efforts in the budget.

**MOTION:** Co chair Snow moved to approve the January Financial Report as presented. The motion was seconded by Director Moss and passed unanimously.

#### ❑ EXECUTIVE DIRECTOR UPDATE

Executive Director Mike Ambre provided updates on project progress and legislative activity.

#### **Infrastructure Progress (2025 Overview)**

- 855,000 cubic yards of material moved for road sub-base.
- Over 33,000 feet of sewer and storm drain pipe installed (approximately 6 miles).
- 16,700 feet of electrical duct bank and fiber conduit installed.
- Nearly 5,000 tons of asphalt placed.
- Backbone infrastructure anticipated to be substantially complete by fall 2026.
- Vertical construction expected to begin later this year.

#### **Partner Coordination & Communications**

- First quarterly coordination meeting held with project partners.
- Meetings will continue quarterly to align on economic development, schedule, utilities, and communications.
- A quarterly public newsletter will be launched.

Co Chair Lowry Snow noted the value of the coordination meeting and the importance of establishing milestones and deadlines.

#### **Legislative Update**

POMSLA is tracking multiple bills during the legislative session.

#### **Cleanup Bill (Sen. Stevenson):**

- Adjusts privilege tax allocation to 75% to taxing entities and 25% retained by the Authority for operational responsibilities.
- Clarifies that 90% privilege tax capture applies only to the initial 105-acre Phase 1 area.

- Establishes provisions for potential owner-occupied housing and related developer agreements with Draper City.

Mayor Walker emphasized that retained funds would support project operations and maintenance, not general fund uses.

#### **HB 475 (Economic Development Coordination):**

Director Jefferson Moss reported that the bill formalizes a state coordinating council for economic development to improve alignment among state entities and recruitment efforts. Board members expressed support for improved coordination.

#### **Owner-Occupied Housing Update**

The proposed 50-acre housing parcel faces several timing considerations:

- Relocation of an existing 45KV Rocky Mountain Power distribution line (estimated 12–13 months).
- Mitigation of buried construction debris.
- Advancement of west-side backbone infrastructure engineering.

Staff anticipate soliciting builders approximately one year from now, aligning housing delivery with other project components to maximize value.

#### **Infrastructure Partnering Meeting**

A partnering meeting will be held with Draper City, DFCM, engineering consultants, and contractors to align expectations, improve communication, and streamline review processes.

#### **Site Tour**

Staff conducted a site tour for Draper and Bluffdale council members to provide updates on infrastructure progress and overall project development.

#### **Power Line Relocation Discussion**

Co Chair Snow requested an update regarding outreach efforts and asked about the relocation of the Rocky Mountain Power line.

Director Mike Ambre clarified that the line is a distribution line (not a transmission line) and will be relocated into the established power corridor. He explained that installing the necessary infrastructure now will help maximize the land's market value prior to going to market.

Director Ambre further noted that timing the housing rollout to coincide with the completion of the

promenade and other commercial amenities (including shopping, dining, and potentially a grocery store) will increase residential desirability.

Co-Chair Snow expressed support for the relocation, noting that proximity to power lines can negatively impact marketability and that relocation should enhance residential value.

Nick Duerksen added that the primary delay relates to Rocky Mountain Power's timeline for obtaining poles, which can take nearly a year.

It was confirmed that relocation costs will not be covered by Rocky Mountain Power. Co-Chair Snow suggested incorporating those costs into overall project pricing.

❑ **CONVERGENCE HALL UPDATE**-Revised Design Plan & Lot Line Adjustment

Co Chair Teuscher introduced the agenda item regarding the proposed lot line adjustment for Convergence Hall, as requested by the Nucleus Institute.

Director Ambre explained that:

- The original lot configuration limited the building program.
- Nucleus requested an expanded footprint to allow for a more horizontal design rather than vertical construction.
- The proposed adjustment expands the lot boundary near the central green ("J" area).
- The change will be formalized through a DDA amendment anticipated for completion by the March board meeting.

The board previously expressed general agreement with this approach; formal action was requested at this meeting.

**MOTION:** Mayor Walker moved to approve the lot line adjustment as presented. The motion was seconded by Co Chair Snow and passed unanimously.

❑ **ADJOURNMENT**

As the meeting concluded, Chair Teuscher stated that the next Board meeting will be held March 11, 2026 at 10:00am at the Capitol. Chair Teuscher also thanked board members for their attendance and for their valuable participation and called for a motion to adjourn.

**MOTION:** Mayor Walker moved to adjourn the meeting. The motion was seconded by Co Chair Snow and passed unanimously.

The meeting ended at 9:45 AM.