The Point of the Mountain State Land Authority Board

Wednesday, May 13, 2026 | 10:00am

Meeting Minutes

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

Members Absent:

Staff, Consultants, and Presenters in Attendance:

Michael Ambre	POMSLA
Nick Duerksen	POMSLA
Don Willie	POMSLA
Jenn Morrill	POMSLA
Steve Kellenberg	Kellenberg Studios
Lauren Reber	Parson, Behle, Latimer
Kerry Owens	Parson, Behle, Latimer
Adam Long	Smith, Hartvigsen PLLC
Jon Vance	DFCM
Jason Burningham	LRB Public Finance Advisor
Robert Booth	TPP
Jay Hardy	TPP
Dan Reeves	Blackwall Ventures

Members of the Public in Attendance:
Alex Doherty
Melissa Cooper
Eric Isom
Dylan Fitzgerald
Victor Hollenbach
Kersten Swinyard
Trevor Williams

On Wednesday, May 13, 2026 the Point of the Mountain State Land Authority Board held a virtual meeting 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

Call to Order

Co-Chair Lowry Snow called the regular meeting of the Point of the Mountain State Land Authority to order after confirming a quorum was present, including members attending both in person and online. Representative Jordan Teuscher joined remotely.
Chair Snow noted:

- Site infrastructure work continues in preparation for anticipated vertical construction.
- The meeting would include a public hearing and presentation of the proposed FY2027 budget.

Public Comment

Chair Snow invited public comment from attendees both in person and online. No public comments were made.

Approval of Minutes- March 12 and April 8, 2026 Board Meeting Minutes

Chair Snow presented the March 12 and April 8, 2026 board meeting minutes for approval.

Motion

Mayor Walker moved to approve the March 12 and April 8, 2026 meeting minutes.

Second

Senator Stevenson seconded the motion.

Vote

The motion passed unanimously.

Financial Update – April 2026 Financials

Director of Operations Don Willie presented the April 2026 financial report.

Key Financial Highlights

- Financial performance remained healthy overall, with expenditures below budget across most categories.
- Approximately 17% of the fiscal year budget remained at the end of April.
- Two budget adjustments were recommended:
  - Insurance and bonds line item adjustment due to a prior fiscal year liability insurance invoice posting in FY2026.

  - DTS technology fee adjustment due to increased staffing and technology needs.

Recommended Budget Amendments

1. Reallocate $2,422 from Budget Line 226 to Budget Line 181 (Insurance and Bonds).
2. Reallocate funds from Budget Line 226 to increase Budget Line 258 (DTS charges) to $14,000.

Senator Stevenson complimented staff on maintaining strong budget performance with minimal changes required.

Motion

Mayor Walker moved to approve the April 2026 financials.

Second

Mayor Wilson seconded the motion.

Vote

The motion passed unanimously.

FY2027 Budget Presentation and Public Hearing

Don Willie presented the proposed FY2027 budget, developed in coordination with the Finance and Audit Committee.

FY2027 Budget Highlights

- Personnel costs increased approximately $50,000 due to cost-of-living adjustments and maintaining current staffing levels.
- Human resources costs increased to accommodate the State's new Vantage payroll and HR system.
- Advertising and legal publication expenses were consolidated into marketing expenses following legislative changes eliminating print publication requirements.
- Additional funding was allocated for:
  - Public relations and crisis communications support.
  - Annual audit requirements associated with operational PID districts.
  - Staff professional development and recognition.
  - Increased DTS technology fees.
- Several budget categories were reduced or eliminated, including:
  - Parking expenses.
  - Office supplies.
  - Photocopy expenses.
- Utility improvement budgeting included contingency for the outfall pipe project cost-sharing agreement with Bluffdale City.
- Public art funding through GOED was carried forward into FY2027.

- Overall, the proposed FY2027 budget reflected a total decrease of approximately $1.8 million, primarily due to one-time infrastructure expenses in FY2026.

Board Discussion

Director Moss discussed the importance of coordinated marketing efforts for major state projects and offered additional GOED support and communications resources for The Point project.

Chair Snow expressed appreciation for GOED’s increased focus and support of the project.

Motion

Mayor Wilson moved to approve the FY2027 budget as presented.

Second

Mayor Walker seconded the motion.

Vote

The motion passed unanimously.

Development Agreement Amendment / Design Guidelines Delegation Discussion

Planning consultant Steve Kellenberg presented proposed amendments related to delegation authority for modifications to the project’s design guidelines.

Presentation Summary

Steve explained:

- Existing design guidelines include both high-level vision standards and highly technical implementation details.
- Project development has revealed the need for flexibility in technical design adjustments during implementation.
- Current DDA requirements require board approval for all guideline modifications, which can slow project progress.
- A proposed matrix was developed to distinguish:
  - Major vision and character-defining elements requiring board approval.
  - Technical and implementation-level details that could be delegated to the executive director.

Examples discussed included:

- Building setbacks modified to comply with fire department access requirements.
- Delegation of technical design elements such as trail widths, furnishings, mobility hub details, and sustainability implementation standards.

Board Discussion

Mayor Wilson expressed concerns regarding:

- Delegating excessive authority to the executive director.

- The need for additional technical vetting and oversight.
- Potential creation of a more nimble board review process, including special meetings or technical advisory support.

Steve responded that:

- A robust team of architects, planners, urban designers, and technical consultants already advises the executive director.
- The proposed framework was intended to balance flexibility with board oversight.

Mayor Walker expressed support for the concept of delegating technical implementation matters while retaining board oversight of key design principles and requested additional clarification on specific matrix categories.

Discussion continued regarding the appropriate balance between board governance and administrative efficiency.

- Board members discussed the proposed decision-making matrix outlining which project design decisions would remain under board authority versus those delegated to the executive director and technical staff.
- Steve Kellenberg explained that the intent was to preserve board oversight of major “vision-level” project elements while allowing administrative flexibility for smaller technical and urban design refinements.
- Examples cited included:
    - Adjustments to walkway widths and outdoor seating areas in the River to Range Courtyard.
    - Minor setback changes needed for fire protection compliance.
    - Emergency vehicle access modifications coordinated with local fire marshals.
- Several members expressed concern about balancing:
    - efficient project delivery and responsiveness, and
    - maintaining sufficient board oversight on meaningful design changes.

Perspectives Shared

- Some board members favored maintaining direct board review for more decisions to minimize risk and ensure visibility into changes.
- Others emphasized that requiring formal board approval for every minor modification could significantly delay project timelines and create unnecessary administrative burdens.
- Steve Kellenberg and project leadership stressed that many decisions arise during ongoing technical coordination meetings involving architects, planners, engineers, landscape architects, fire officials, and other specialists.
- Senator Stevenson expressed support for the matrix approach, emphasizing the importance of maintaining project momentum and relying on qualified technical expertise and management oversight.

- Mayor Walker proposed a compromise approach that would:
  - preserve board authority over major vision-related elements,
  - require consultation with technical consultants before executive decisions are finalized, and
  - provide the board with summary notifications of technical changes.

Director & Staff Clarifications

- The executive director explained that:
  - technical issues are reviewed collaboratively in recurring project coordination meetings,
  - proposed solutions are vetted by multiple subject-matter experts before decisions are made,
  - minor modifications currently require formal DDA amendment procedures and multiple signatures, creating inefficiencies.
- Staff clarified that the action under discussion would not immediately amend the DDA but would establish direction for inclusion in a future amendment.

Motion & Action Taken

- Mayor Walker moved to:
  - adopt the decision-making matrix,
  - authorize delegated decision-making as proposed,
  - require the executive director to consult with relevant technical consultants and professionals before exercising that authority, and
  - provide notice to the board regarding technical changes being made.
- Mayor Wilson seconded the motion.
- The motion passed unanimously.

Annual Ethics and Open and Public Meetings Act Training

Adam Long, attorney, held the training for the POMSLA Board

- Board meetings must be properly noticed if discussions could constitute board deliberations; members should avoid discussions outside noticed meetings that could be viewed as board action or deliberation.
- Annual meeting schedules and agendas must generally be posted at least 24 hours in advance, except in rare emergency situations.
- Board actions and deliberations are intended to occur publicly under the Open and Public Meetings Act.
- Electronic meetings are permitted, but generally require a public anchor location except during extraordinary circumstances such as a pandemic.
- Meetings require recorded minutes, and board action may only be taken on agenda items specifically identified as action items.

- Board members are prohibited from texting or messaging each other about board business during meetings; counsel advised avoiding texting during meetings altogether to preserve transparency.
- Closed meetings (executive sessions) require a two-thirds vote of members present and must meet statutory requirements.
- Typical executive session topics for the Authority include:
  - Real property transactions and water rights
  - Development agreements, project proposals, and financing proposals
  - Pending or imminent litigation
  - Personnel matters involving character, competence, or health of individuals
- Counsel emphasized that executive sessions are permitted but not mandatory; boards may choose to discuss eligible matters publicly.
- Draft minutes must be posted if they are not approved within 30 days.
- Violations of the Open and Public Meetings Act can result in actions being voided by a court; intentional violations may constitute a misdemeanor.
- Counsel confirmed there were no significant statutory changes for 2026.

Board Discussion & Questions

- Board members discussed social situations where a quorum may inadvertently gather; counsel advised avoiding discussion of board business in those settings.
- Counsel clarified that chance social encounters are not considered meetings if no board deliberation or action occurs.
- Mayor Dawn Ramsey confirmed for the record that she attended the full annual training.
- Additional guidance was provided regarding meetings with developers:
  - To avoid creating a quorum, attendance should remain below the quorum threshold (three or fewer members).
  - Multiple smaller meetings may occur so long as they do not collectively function as a quorum meeting.

Director’s Report

Executive Director Ambre presented a progress update to the Board.

For-Sale Housing Project

- Staff and consultants are drafting an RFQ/RFP for the for-sale housing project.
- The Authority anticipates releasing the solicitation in July.
- Two board members are requested to participate on the project selection committee.
- Mayor Walker expressed interest in serving on the committee.

Framework Plan & Economic Development Discussion

- Mike Ambre addressed questions regarding why the state is involved in development activities.
- He reviewed the extensive planning process that included:
    - A public engagement effort with approximately 25,000 participants
    - Development of six visionary elements:
        - Community
        - Transit
        - Economic growth
        - Innovation
        - Sustainability
        - Collaboration
- The framework plan was compared against a baseline scenario in which the property would simply be sold for conventional development.
- Economic projections presented included:
    - Baseline development estimate: approximately 8,500 jobs
    - Framework plan estimate: approximately 46,000 jobs
    - Baseline GDP earnings estimate: approximately $1.2 billion
    - Framework plan GDP estimate: approximately $7 billion
- Leadership emphasized that the project is intended to be a long-term strategic economic development initiative for the state.

Executive Session

- The Board entered executive session pursuant to Utah Code 52-4-205(1)(a) and (d) to discuss:
    - A project proposal
    - Personnel matters
- Motion to enter executive session:
    - Moved by Mayor Walker
    - Seconded by Senator Stevenson
    - Approved unanimously

Adjournment

- Following executive session, the Board reconvened in open session.
- Motion to adjourn:
    - Moved by Mayor Walker
    - Seconded by Mayor Wilson