The Point of the Mountain State Land Authority Board

Wednesday June 10, 2026 | 10:00am

Meeting Minutes

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

Staff, Consultants, and Presenters in Attendance:

Michael Ambre	POMSLA
Nick Duerksen	POMSLA
Don Willie	POMSLA
Jenn Morrill	POMSLA
Steve Kellenberg	Kellenberg Studios
Lauren Reber	Parsons, Behle, Latimer
Kerry Owens	Parsons, Behle, Latimer
Jon Vance	DFCM
Jason Burningham	LRB Public Finance Advisor
Robert Booth	TPP
Jay Hardy	TPP

Members of the Public in Attendance:

Matt Wunderli	Ischa Jensen
Victor Hollenbach	Logan Stefanich
Lenna Wilcox	Megan Murphy
Chase Turner	Tia Crow
Jeff Allen	Tony Semerad
Betsy Russon	Elle Griffin
Cassandra Taft	Eric Isom

On Wednesday, June 10, 2026 the Point of the Mountain State Land Authority Board held an in person meeting. A video of the meeting can be found on The Point's YouTube channel: https://youtube.com/@ThePointUtah

1. Call to Order

Co-Chair Jordan Teuscher called the meeting to order and welcomed board members and participants attending in person and virtually. He noted the significance of the month as the project prepares to break ground on Phase 1 and reaffirmed the Authority's legislative mission to promote economic development, workforce opportunities, housing, quality of life, environmental stewardship, mobility, and innovation.

2. Public Comment

The Chair opened the meeting for public comment. No members of the public requested to speak, and the public comment period was closed.

3. Approval of May 13, 2026 Meeting Minutes

The Board considered the minutes from the May 13, 2026 Board Meeting.

Motion: Commissioner Moss moved to approve the May 13, 2026 meeting minutes.
Second: Mayor Walker.
Vote: Unanimous approval.

4. Financial Report and Approval of May 2026 Financials

Director of Operations Don Willie presented the financial report for the period ending May 31, 2026. He reported that:

- Budget amendments approved at the previous meeting had brought all budget categories into alignment.
- The Authority remained at or below budget in all categories.
- Approximately 35% of the annual budget remained with one month left in the fiscal year.
- Spending continued to be managed conservatively while supporting project advancement.

Motion: Senator Stevenson moved to approve the May 2026 financial report as presented.
Second: Mayor Walker.
Vote: Unanimous approval.

5. Consideration of DDA Amendment No. 3

Lauren Reber of Parsons, Behle & Latimer presented DDA Amendment No. 3. The amendment:

- Establishes a medical carve-out area to facilitate the sale of property to the University of Utah for development of a medical campus without requiring the sub-campus process.
- Restricts medical uses within the carve-out area to specified healthcare-related purposes.
- Clarifies the amendment process for future modifications to design guidelines by distinguishing administrative amendments from formal DDA amendments.

Board members expressed support for the amendment.

Motion: Mayor Walker moved to approve DDA Amendment No. 3 and authorize the co-chairs to execute Resolution 2026-02.
Second: Executive Director Moss.
Vote: Unanimous approval.

6. University of Utah Purchase and Sale Agreement

Kerry Owens of Parsons, Behle & Latimer presented the proposed Purchase and Sale Agreement between POMSLA and the University of Utah for approximately 45 acres within The Point development.

Key Terms Presented

- Purchase price based on an independent appraisal.
- Approximately 45 acres designated for a future University of Utah Health medical campus.
- Initial exclusivity period of 12 years, with an automatic 30-year extension upon achievement of specified development milestones.

- Development milestone includes construction of a minimum 200,000-square-foot medical facility.
- Helicopter operations associated with the medical campus will not impose height restrictions on surrounding development.
- POMSLA will provide roads and utilities to the parcel.
- Additional documents, including CC&Rs and a development agreement, will be negotiated during the diligence period.
- The Authority retains a repurchase option should the University elect to sell all or part of the property.

Board members discussed the strategic value of the project, emphasizing:

- The medical campus as a transformational anchor for The Point.
- Long-term economic and healthcare benefits for the State of Utah.
- The project's alignment with POMSLA’s legislative mission.
- The importance of maintaining flexibility while securing a world-class institutional partner.

Board Discussion Highlights

- Mayor Walker noted the significance of selling a portion of the property, acknowledging a departure from earlier assumptions that all land would remain under state ownership, while emphasizing the benefits of securing a permanent anchor institution.
- Senator Stevenson highlighted the positive financial impact of the sale and its ability to support infrastructure development without additional state funding or bonding.
- Co-Chair Snow described the project as a generational investment that would establish a nationally recognized center for healthcare and medical innovation.

Motion: Co-Chair Snow moved to approve the Purchase and Sale Agreement and authorize Executive Director Michael Ambre to execute the agreement through Resolution 2026-03.
Second: Executive Director Moss.
Vote: Unanimous approval.

7. Amendment of Public Infrastructure District (PID) Governing Documents

Co-Chair Teuscher presented proposed amendments to the governing documents of PIDs 1–9 to comply with Senate Bill 278.

The amendments:

- Increase state oversight and accountability of Public Infrastructure Districts.
- Require representation from POMSLA on PID boards.
- Provide for the appointment of additional POMSLA representatives to PID boards.

Motion: Co-Chair Teuscher moved to approve the amendments to the PID governing documents and authorize the co-chairs to execute Resolution 2026-05.
Second: Mayor Walker.
Vote: Unanimous approval.

8. Appointment of PID Board Member

Co-Chair Teuscher introduced Representative Cal Roberts as the proposed appointee to serve on the PID Board. He highlighted Representative Roberts' qualifications, including:

- Service on the Draper City Council and as Mayor Pro Tem.
- Experience in business ownership, venture capital, private equity, and commercial real estate.
- Familiarity with The Point project and Draper City interests.

The Board considered the appointment.

Motion: Co-Chair Snow moved to approve Cal Roberts as a new member of the PID board.
Second: Co-Chair Teuscher.
Vote: Unanimous approval.

Adjournment

Following completion of the agenda items, the meeting was adjourned.