Point of the Mountain State Land Authority Board

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**Remote Meeting**

**January 12, 2021**

U**MINUTES**

**(unapproved)**

**Members in Attendance:**

Representative Lowry Snow, Co-Chair

Commissioner David Woolstenhulme

Representative Steve Handy

Jim Russell

Mayor Troy Walker

Mayor Dawn Ramsey

Senator Lincoln Fillmore

April Cooper

Alan Matheson, Director

**Others in Attendance:**

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Colton Stock X-Factor Communications

Jacey Skinner Ballard Spahr

Carrie Byles SOM

Douglas Voigt SOM

Aaron May SOM

Peter Kindel SOM

Steven Sobel SOM

Jim MacRae Design Workshop.

Carolyn Mishler Utah State Legislature

Kamron Dalton Governor’s Office of Economic Development

Alex Shaia

Leah Jaramillo Somers, Jaramillo and Associates

Members of the general public

On Tuesday, December 8, 2020 the Point of the Mountain State Land Authority Board held a remote meeting via the Zoom Meeting platform:

<https://zoom.us/webinar/register/WN_11t67FdJTpC2Y5Eu7F_lAQ>

Live video of the meeting was broadcast on YouTube: <https://www.youtube.com/watch?v=HozrFCDpArQ&feature=youtu.be>

The meeting was called to order at 2:08 pm.

* **WELCOME AND MEETING DETERMINATION**

Chair Lowry Snow welcomed meeting attendees and Lt. Governor Deidre Henderson who will be the new co-chair, filling the position previously held by Lt. Governor Cox. In addition, Dan Hemmert, the new Director of the Governor’s Office of Economic Development will replace Val Hale on the board. They are great additions to the Board and will make significant contributions.

**To meet procedure required by law, Chair Snow read the meeting determination for electronic meetings.**

* **PUBLIC COMMENT**

Chair Snow explained the public is invited to make comments using the procedures set forth in the Conduct of Board Meeting Policy included at the end of the agenda. There were no comments.

* **APPROVAL OF MINUTES FROM THE DECEMBER 8, 2020 AND DECEMBER 17, 2020 BOARD MEETINGS**

Chair Snow asked for comments or corrections to the minutes. None were brought forward.

##  MOTION: Mayor Dawn Ramsey moved to approve the minutes of the December 8, 2020 and December 17, 2020 board meetings with a correction to add her name to the list of attendees at the December 17, 2020 meeting. The motion was seconded by Mayor Troy Walker and minutes were approved as corrected.

* **POMSLA, UDOT, UTA AGREEMENT TO TRANSFER FUNDS**

Alan Matheson explained HB 3 from the 2020 session moves money from the Transit Transportation Investment Fund to GOED, and then to POMSLA which will be used to pay the Department of Transportation for the purposes of conducting an environmental study of a preferred alternative for transit at the Point of the Mountain. The memorandum of agreement in the informational packet allows us to transfer funds and provides accountability and compliance with law. Director Matheson requested the board approve the agreement.

##  MOTION: Representative Steve Handy moved to approve the memorandum of agreement which allows the transfer of funds from the POMSLA account to UDOT and UTA subject to modification from the Director as he works with legal counsel. The motion was seconded by Mayor Troy Walker and passed unanimously.

* **APPROVE CONTRACT WITH SOM**

Director Matheson explained that following the December 17 decision by the board to select SOM to develop a framework master plan for the Point, he began contract negotiations with the SOM. The contract is the standard agreement used by DFCM but modified for the Point of the Mountain State Land Authority and includes a scope of work (appendix A) and the documents comprising the proposal submitted by SOM in the selection process (appendix B). Director Matheson indicated negotiations with SOM have been professional and anticipates a great working relationship with them. It was noted that the contract has been approved by legal counsel. He requested this contract be approved substantially as presented to the board.

##  MOTION: Senator Lincoln Fillmore moved to approve the contract with SOM for the framework master plan for The Point property subject to any technical modifications as needed. The motion was seconded by Commissioner David Woolstenhulme and passed unanimously.

* **INTRODUCTION OF SOM AND DISCUSSION OF THE MASTER PLANNING PROCESS**

Director Matheson introduced Carrie Byles, Douglas Voigt, Aaron May, Peter Kindel, and Steven Sobel from Skidmore, Owings & Merrill (SOM) along with Jim MacRae with Design Workshop. Carrie Byles, managing partner in the firm, explained the roles for each team member and stated that they are a collection of planners, architects, designers and engineers committed to building a better future. She commented that the selection process was sophisticated and professional. SOM’s presentation highlighted their philosophy and showcased previous projects which focused on innovation environments, creating value and advancing the community interests.

Their presentation included principles of focus for the work:

 Principle 1 Connect the Jordan River Parkway to mountain trail systems

 Principle 2 Respect, restore and enhance water and green infrastructure systems

 Principle 3 Maximize connections to existing road and transportation assets

 Principle 4 Create a clear project center and identity

 Principle 5 Create sub-districts and sub-centers based on five minute walking radius

Principle 6 Create a national model of leadership in sustainable cities, infrastructure and buildings

Principle 7 Integrate The Point into Draper City’s physical, economic and social fabric

A proposed framework plan schedule and future meetings were also established for the next six months. Chair Lowry Snow expressed appreciation for the presentation and the opportunity to work with SOM.

Board members discussed concerns with moving forward without proper infrastructure in place, and issues with long-term leases in the area which could delay development.

* **RCLCO MODEL AND RECOMMENDATIONS FOR KEY BOARD DECISIONS**

Erin Talkington shared the economic model that RCLCO has developed for The Point and demonstrated how it informs key decisions about organizational structure, the state’s role in development, and financial return. She described how the land authority might be organized and what that role could look like in the future as they interact with developers and potential partners, explaining some of the various scenarios for best economic development.

Highlights in the presentation included:

 Key Direction in POMSLA Role

 Relevant Case Studies (Stapleton, Philadelphia Naval Yard, Novus Innovations)

 Components of Large Scale Land Development

 Internal POMSLA Structure

 Personnel Expenses

 Business Plan Overview

 Model Methology

 Market Analysis Overview

 Preliminary Conclusions

Jim Russell informed the board that all inmates will be relocated to the new correctional facility by July 1, 2022. Clearing and abatement of properties should begin in the fall of that year. There was discussion about who would be responsible for this work and when funding will be requested. Mr. Russell explained that funding requests should be prepared for the next legislative session and questioned if funds should be appropriated to DFCM or POMSLA.

* **DIRECTOR’S REPORT**

Director Alan Matheson reported on some changes that could possibly take place during this legislative session. First, in a bill involving MIDA and the Inland Port, we may be seeking to set up an infrastructure bank specific to the Point of the Mountain. This would create a place where the Legislature could appropriate funds for future infrastructure and would be likely managed by a subset of this board so we could establish terms to ensure the funds are used appropriately. Second, POMSLA is seeking an appropriation from the Legislature of one-time money to cover costs for the next 3+ years. Director Matheson also outlined a process to start involving developers in our planning and exploring potential deal structures through RFIs. He asked if there were any objections to moving in this direction at this time. Board members were in agreement but requested additional discussion.

Several board members requested further discussion concerning the organizational model. Mr. Russell requested that recommendations concerning future infrastructure on the property should be established such as how it will roll out, who will oversee it and how it will be funded. It was suggested that we coordinate closely with the Legislature to gauge their support and outline ass funding needs.

Previously, there has not been a February meeting; however Chair Snow felt the board should meet and requested a workgroup be formed consisting of himself, Director Matheson, Representative Steve Handy, Erin Talkington and others prior to that time to bring forward recommendations to the board on a business plan. We will also need to convey specific information as we meet with developers. Erin Talkington explained that the RFI is to help us gain practical information from those who would have to develop the site through an open public process.

Chair Lowry Snow proposed that POMSLA board meetings be extended to two hours in order to accomplish the work. Board members were in agreement.

* **ADJOURN**

The Chair asked for a motion to adjourn.

##  MOTION: April Cooper moved to adjourn the meeting. The motion was seconded by Representative Steve Handy and passed unanimously.

The meeting adjourned at 4:11 pm.