Point of the Mountain State Land Authority Board

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**Remote Meeting**

**February 9, 2021**

U**MINUTES**

**(unapproved)**

**Members in Attendance:**

Mayor Dawn Ramsey – Acting Chair

Lt. Governor Deirdre Henderson

Commissioner David Woolstenhulme

Representative Steve Handy

Jim Russell

Mayor Troy Walker

Senator Dan Hemmert

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

Peter Kindel SOM

Steven Sobel SOM

Kamron Dalton Governor’s Office of Economic Development

Ryan Hales Hales Engineering

David Dobbins Draper City

Michelle Larsen Utah Transit Authority

Patti Garver Utah Transit Authority

Jen Robinson Lt. Governor’s Office

Leah Jaramillo

Members of the general public

On Tuesday, February 9, 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>

A video of the meeting can now be found on The Point’s YouTube channel:

<https://www.youtube.com/channel/UCbnEavC2vHlkuogOpCOzYGw>

The meeting was called to order at 2:01 pm.

* **WELCOME AND MEETING DETERMINATION**

Mayor Dawn Ramsey, substituting as Chair for Representative Lowry Snow, welcomed meeting attendees and acknowledged the attendance of Lt. Governor Deidre Henderson, the new co-chair of the Point of the Mountain State Land Authority. Mayor Ramsey commented that because the Legislature was in session, several members would not be in attendance or would need to leave the meeting early.

**To meet procedure required by law, Director Alan Matheson read the meeting determination for electronic meetings.**

Mayor Ramsey also welcomed Senator Dan Hemmert who is a new member of the board.

* **APPROVAL OF MINUTES FROM THE JANUARY 12, 2021 BOARD MEETING**

Mayor Ramsey asked for comments or corrections to the minutes. None were brought forward.

## MOTION: Mayor Troy Walker moved to approve the minutes of the January 12, 2021 board meeting. The motion was seconded by Jim Russell and approved unanimously.

* **PUBLIC COMMENT**

Mayor Ramsey explained that public comment is very important to this board and opened the floor to any members of the public who would like to speak. There were no comments.

* **SOM UPDATE**

Members of the SOM Planning team provided a summary of their work in Phase I of the master planning process. The first phase is focused on analysis and background as they continue to identify both the opportunities and the constraints of the project.

Highlights of the presentation from Doug Voigt included:

Schedule

Analog Projects

Kings Cross

Coal Drops Yard

Mission Bay San Francisco

Navy Yard Philadelphia

Central Park, Denver

Highlights from Peter Kindel included:

Update on Data Compilation and Review

GIS Analysis of the Site

Program Inputs and Reconciliation

Highlights from Consultant Ryan Hales with Hales Engineering included:

EPA/Modified ITE Methodology for Mixed Use Development

EPA/Modified ITE Methodology for Land Use Scenarios

Evaluation of land-use mix that minimizes traffic generation

Peter Kindel explained the Three Program Scenarios for the Master Plan:

A Complete Community

Sub-Regional Hub

An Economic Core

The presentation concluded with an explanation of SOM’s public outreach program which targets primary audiences consisting of stakeholder groups, working groups and the general public. Feedback from these groups will be incorporated in the next round of master planning.

* **BUSINESS PLAN SUBCOMMITTEE UPDATE**

Erin Talkington presented recommendations from RCLCO and the subcommittee on the Authority’s business plan for The Point. Talking points included:

Authority’s Role in Development -- interactions with the private and public sectors

Organizational Structure – advisory committee and internal team

Next Steps for Moving Forward

There was a comment about moving forward with caution so that the delegation of power is executed as per statute and in keeping with the wishes of the Governor’s Office. Comments were made that the business plan should provide for professional staff that can do the day-to-day work of the Authority. Decision making power would only be delegated as needed. Director Matheson reassured the group that we were not asking for a decision to be made today. The subcommittee will continue to meet and refine these ideas and return to the board for final approval.

Jim Russell reminded the board that a development plan should be in place by June or July and expressed concerns about meeting this schedule. Other members were in agreement and recommended this item be placed on the agenda for action at the next meeting so decisions are implemented and new employees brought on-board for the new fiscal year.

* **PRESENTATION ON UTA’S LOCALLY PREFERRED ALTERNATIVE FOR TRANSIT AT THE POINT OF THE MOUNTAIN**

UTA Point of the Mountain Project Manager Patti Garver reported on the Point of the Mountain Transit Study and the resulting locally preferred alternative for transit at Point of the Mountain. Her presentation covered the following points:

Transit Study Overview

Initial Alternative Evaluation

Recommendation of Detailed Alternative Evaluation

Level 2 Alternatives Overview

* Bus Rapid Transit (gold standard): cost $300-$450 Million
* Rail: cost $450-$650 Million DMU / $600-$850 Million LRT

Key Similarities

Locally Preferred Alternative – Referred by the Steering Committee

* Common Ground Segment from Draper Frontrunner to Lehi
  + 8 Miles and Up to 7 Stations (Up to 2 at The Point)
* BRT Mode

Schedule and Next Steps

There was a question concerning the operational cost of rail vs bus rapid transit.

* **LEGISLATIVE UPDATE**

Director Alan Matheson reported there are two funding bills coming before the Legislature this session. The appropriations request, sponsored by Senator Fillmore, has two components:

1. An $810,000 request for funds to cover ongoing staffing needs and funding for legal, market analysis, travel, supplies, computers and office expenses.
2. An $11,490,000 request of one-time funding to cover expenses for consultants, development partners, etc., for the next five years.

The request has moved to the Executive Appropriations Committee. Director Matheson felt hopeful about the request, given the high level of support from the legislative leadership. Nevertheless, there are many competing budget priorities and he encouraged the board to contact members of the Appropriations Committee to express support.

A proposed infrastructure bank bill would create infrastructure banks for MIDA, Inland Port, and the Point of the Mountain projects. There is the possibility that these will be three separate bills with Representative Snow sponsoring the one for The Point. The idea is to create an account, overseen by a subset of the board, where allocations from the Legislature, proceeds from the lease of land, or other income could be used for needed infrastructure. It essentially allows the board to invest in infrastructure and then repay the debt at a later time when revenues are generated at the site.

* **ADJOURN**

Mayor Ramsey asked for a motion to adjourn.

## MOTION: Commissioner David Woolstenhulme moved to adjourn the meeting. The motion was seconded by Mayor Troy Walker and passed unanimously.

The meeting adjourned at 3:30 pm.