Point of the Mountain State Land Authority Board

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**Remote Meeting**

**March 30, 2021**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Co-Chair

Lt. Governor Deidre Henderson

Commissioner David Woolstenhulme

Jim Russell

April Cooper

Mayor Troy Walker

Senator Lincoln Fillmore

Senator Jerry Stevenson

Representative Steve Handy

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

Peter Kindel SOM

Doug Voigt SOM

Jim MacRae Design Workshop

Kamron Dalton Governor’s Office of Economic Development

David Dobbins Draper City

Alex Hill

Michael Bingham

Marifel Holmquist

Members of the general public

On Tuesday, March 30, 2021 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/watch?v=QQinOE5oJMo>

The meeting was called to order at 2:06 pm.

* **WELCOME AND MEETING DETERMINATION**

Chair Lowry Snow welcomed board members, consultants and members of the public.

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

Chair Snow explained we are at a critical stage in the planning process which requires important decisions over the next few meetings. These additional working sessions set the stage for these important decisions.

* **APPROVE PROCESS FOR ENGAGING DEVELOPMENT COMMUNITY**

Chair Lowry Snow reported this agenda item was previously presented at the March 9th meeting and the board requested we return with more information on how to engage with the development community in the master planning process. Director Alan Matheson outlined the basic steps for the process which include:

* + Sending out a request for expressions of interest on April 1st to leading national and regional developers as well as posting on the state site with an April 12th deadline for submitting responses.
  + Evaluation of submittals based on specific criteria.
  + Interviewing qualified candidates starting in late April through May to obtain input on draft of the master plan
  + Finalization of master plan and the selection of a development team with RFP process (late summer/early fall)

Chair Snow expressed his support of the process. A quorum was not present so action on this agenda item was delayed until a later time in the meeting.

* **PRESENTATION OF STAGE 2 DELIVERABLES**

Chair Snow explained the different stages of deliverables from SOM. The SOM Team shared their Stage 2 planning concepts, concept evaluation and recommendations for Stage 3. Highlights from Peter Kindel’s presentation included:

Part 1 Additional Details/Key Vision Elements of the Three Planning Concepts

Complete Community

Regional Hug

Economic Catalyst

Part II Evaluation Methodology

Transportation Criteria

Community Criteria

Sustainability Criteria

Open Space Criteria

Economics Criteria

Part III Preliminary Recommendations

Questions and comments from Board members included the scoring used for the preliminary recommendations, the proposed innovation hub, autonomous vehicles which would be included in all three concepts, recreational components, and bus rapid transit. The SOM team also explained the types and size of land that developers will be looking for. There was discussion concerning the possibility of mixing the elements of different concepts in order to achieve the ideal concept that would perform most effectively relative to key performance metrics and the possibility of creating a process that would expedite the decision-making process.

There were comments concerning the possibility of using federal stimulus funds for the project. Director Matheson indicated federal funds may be able to help with the regional transportation system, site preparation and shared infrastructure. More information will be shared at the next meeting. There was also a discussion concerning the 2024 deadline for using federal funds.

Board members expressed support for engaging with the development community and the ideas that would result.

RETURN OF AGENDA ITEM FOR ADDITIONAL DISCUSSION AND MOTION

* **APPROVE PROCESS FOR ENGAGING DEVELOPMENT COMMUNITY**

With a quorum present, the Chair asked for additional discussion and a motion to approve the process. April Cooper suggested the following changes to the process prior to a vote:

1. There will be no extra points awarded in the RFP or RFQ for firms who participated in the RFEI.
2. Team experience as well as firm longevity should be part of the scoring criteria for the RFEI.
3. The timeline for developers to respond should be lengthened by a few days.

Director Matheson agreed to these adjustments. He clarified that his request is to receive approval of the process and not necessarily approval of the document.

## MOTION: Jim Russell moved to allow Alan Matheson to post the RFEI subject to including the changes suggested and as per procurement code allow a minimum of 7 days from posting to receive a required response. The motion was seconded by Mayor Troy Walker and passed unanimously.

* **BOARD DISCUSSION OF PLANNING CONCEPTS**

Alan Matheson explained the April 13th board meeting should result in a specific direction for the preferred alternative which will be developed in Stage 3 and asked if there was additional information needed by the board in order to prepare for this meeting. Comments were made concerning the critical economic factors and what would be most important to the Executive and Legislative branches. Further information will be provided on costs and return on investment for each development concept by next week.

Chair Snow reminded the Board that the upcoming meetings are pivotal to the success of the plan and that all board members should be in attendance. We are entering uncharted territory with this project. He expressed appreciation to Alan Matheson, legal counsel and the consultants for their expertise and work to push this project forward.

* **ADJOURN**

Chair Snow asked for a motion to adjourn.

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

The meeting adjourned at 4:08 pm.