Point of the Mountain State Land Authority Board

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**Remote Meeting**

**April 13, 2021**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Co-Chair

Lt. Governor Deidre Henderson, Co-Chair

Commissioner David Woolstenhulme

Jim Russell

April Cooper

Mayor Troy Walker

Senator Lincoln Fillmore

Representative Steve Handy

Mayor Dawn Ramsey

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

Aaron May SOM

Peter Kindel SOM

Doug Voigt SOM

Kamron Dalton Governor’s Office of Economic Development

David Dobbins Draper City

Leah Jaramillo Somers-Jaramillo & Associates

Ron Jeffs DFCM

Lee Fairbourn DFCM

Frederick Donaldson Assistant Attorney General’s Office

Natalie Gochnour University of Utah

Neil Abercrombie Utah State University

Christina Oliver Draper City

Evan Curtis GOMB

Marifel Holmquist

Members of the general public

On Tuesday, April 13, 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 be found on The Point’s YouTube channel:

<https://www.youtube.com/results?search_query=the+point+utah>

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

* **WELCOME AND MEETING DETERMINATION**

Chair Lowry Snow welcomed the board, consultants and Lt. Governor Deidre Henderson to the meeting. The Lt. Governor expressed appreciation to the group and for the opportunity to serve on the board.

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

* **PUBLIC COMMENT**

Chair Snow explained that public comment is a very important part of this meeting and opened the floor to any members of the public who would like to speak. There were no comments.

* **APPROVAL OF MINUTES FROM THE MARCH 9TH, MARCH 30TH AND APRIL 7TH, 2021 BOARD MEETINGS**

Chair Snow asked for a motion to approve the minutes collectively unless there are corrections which need to be addressed. None were brought forward.

## MOTION: Commissioner David Woolstenhulme moved to approve the minutes of the March 9th, March 30th and April 7th, 2021 board meetings. The motion was seconded by Representative Steve Handy and approved unanimously.

* **PROPOSAL TO RESCHEDULE FUTURE BOARD MEETINGS TO THE SECOND TUESDAY OF THE MONTH FROM 9:00 – 11:00 AM**

Chair Lowry Snow requested the board consider changing the time for the board meeting. Instead of meeting from 2:00 – 4:00 pm on the second Tuesday of the month, the board would meet from 9:00 – 11:00 am the same day.

## MOTION: Troy Walker moved to reschedule future board meetings to the second Tuesday of the month from 9:00 – 11:00 am. The motion was seconded by April Cooper and approved unanimously.

* **BOARD DIRECTION ON PLANNING ELEMENTS TO INCLUDE IN THE STAGE 3 PREFERRED ALTERNATIVE**

Director Alan Matheson explained that over the past few meetings the board has reviewed and discussed the planning concepts, concept evaluations and recommendations from SOM and RCLCO for the framework master plan. After additional questions and board discussion today, we will seek a motion which will advance various elements of the plan to the Stage 3 preferred alternative stage which will further refine the planning process.

Peter Kindel discussed the planning concepts and reviewed the 13 recommendations made by SOM at the last meeting with some revisions based on board input. Stage 3 will be about bringing together the best of these elements into a single concept.

Erin Talkington reviewed recommendations from RCLCO’s financial evaluation and explained that RCLCO has performed an economic comparison of the planning scenarios, comparing the different programs and revenues generated by those against the estimated costs of the infrastructure and parks that are a part of each scenario. On a high level, we believe that each of these three concepts presented, from an urban design perspective, would produce additional land value beyond the costs and that the infrastructure costs and the different components proposed can be covered or paid for by the values generated onsite. The primary economic benefit of the site is not in land sales, but in the jobs and public revenues the site will generate. Overall our conclusions in the economic analysis support moving forward with the planning recommendations from SOM.

There were questions and discussion concerning the percentage of land proposed for development, the multiple ways the land generates revenues for the state, the percentage of residential land use (40-50% of the net developable land area) which will be refined in Stage 3, and the total acreage for all parks at the property, ownership and maintenance of proposed parks, numerous scenarios that maximize economic development for the site and the proposed feedback coming forth from the developer community.

Board members expressed concerns that voting on the 13 elements would lock in specific elements of the plan such as the proposed Jordan River Park area and the percentage of land designated for residential. Mr. Kindel assured the group that these are simply guidelines.

Chair Snow reminded the board that the planning team has been given a very ambitious schedule and recommended the board provide a motion to give direction to the team.

## MOTION: Mayor Troy Walker moved to approved the consolidated planning elements for the Stage 3 preferred alternative with the exception that there be further discussion and decisions concerning the Jordan River Park and the proposed percentage of residential land use at The Point and that these elements are subject to future planning as requested by the board. The motion was seconded by Mayor Dawn Ramsey.

Speaking to the motion, Mayor Walker clarified that he is in favor of the idea of the River to Range parkway, the Central Park, the idea of activity in the Jordan River Community Park area, the Micro-Mobility or AV Circulator and the flexibility with residential and economic development. However, he still feels strongly that a sports arena and professional baseball team would benefit the area.

The motion was approved unanimously.

* **DFCM’S REQUEST TO ABANDON EASEMENT**

DFCM Real Estate Manager, Ron Jeffs and Assistant Attorney General Fred Donaldson presented DFCM’s request to abandon a water easement located at the Draper Prison site. They explained the easement and water pipeline to the prison property has outlasted its useful life, is a liability to the state and has no sustainable value. In addition, many Draper residents are unable to build additions to their homes because of the easement. Currently the pipeline is not being used. A global abandonment could create issues for the state so the state has been working with property owners on a case-by-case basis. Mr. Jeffs requested that DFCM be given the rights to manage the easement on The Point property in behalf of the board. Board members requested that their legal counsel, Jacey Skinner, review this request and work with DFCM on the issue.

## MOTION: April Cooper moved that DFCM research whether to keep or abandon the easement and that they work with legal counsel, Jacey Skinner, to bring forth a recommendation at the next meeting.

Speaking to the motion, Chair Snow explained that Jim Russell would like the board to give DFCM decision making authority as well which would be subject to our legal counsel’s approval.

**AMENDED MOTION**: April Cooper amended the motion that we delegate this matter to DFCM to research and review and to make decisions in concert with the board’s legal counsel. The amended motion was seconded by Jim Russell and passed unanimously.

In preparation for the next agenda item, Chair Snow explained that the following proposal is an early preview of a Life Science Campus concept and is for discussion and informational purposes only. The POMSLA staff is not making any recommendations and this board will not be making any decision. The concept presented today could be refined to fit within the planning concepts of SOM but that kind of detail has not been undertaken yet. We believe the concept could be complementary to the innovation district which we will hear later on the agenda.

* **PROPOSAL FOR A LIFE SCIENCE CAMPUS AT THE POINT**

Richard Linder from Xenter Inc. shared his proposal for a global Life Science Campus at The Point property. Highlights of the presentation included:

What We Have in Utah

What Utah Needs

Xenter Incorporated’s Business Model and Objective

Build a Globally Recognized Life Science Company in Utah

Hearth and Vascular Center

Neurologic Institute

Expansion of Research Footprint

Strategy for Building a Life Science Eco System

Translational Research— Creating Partnerships

Life Science Campus – Private Investment and University Partnerships

A Heart, Vascular and Neurologic Institute Hospital

World’s Leading Bio-medical Research Institute

Independent Incubator for New Medical Devices, BioTech, Diagnostic Companies

New World-Class Participants and Services

Development, Amenities and Services for Area

New Investment Capital

Our Strategy is the Catalyst Enabling Long-Term Sustainable Impact

Key Vision Elements

Board members expressed appreciation for the presentation and the possibility of this type of development at The Point.

* **UPDATE ON THE HIGHER ED PROPOSAL FOR AN INNOVATION DISTRICT AT THE POINT**

Commissioner David Woolstenhulme, Natalie Gochnour and Neil Abercrombie from USHE shared updates to their proposal for an innovation district at The Point. Commissioner Woolstenhulme expressed appreciation for funding received from the Legislature. The Innovation District at The Point will include all of our colleges and universities and leverage the strength of these institutions. It will address two things: 1) create high-quality jobs; 2) address challenging Utah problems. Highlights of the presentation by Ms. Gochnour and Mr. Abercrombie included:

Vision

Guiding Principles

Implementation Team

Platforms for Innovation

Health Technology Innovation Hub

Energy Technology Center

Air Quality/Changing Climate Solutions Laboratory

Outdoor Product Design and Development

Progress and Next Steps

* **ADJOURN**

Chair Snow asked for a motion to adjourn.

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

The meeting adjourned at 4:17 pm.