Point of the Mountain State Land Authority Board

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**Remote Meeting**

**May 11, 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

Senator Jerry Stevenson

Alan Matheson, Director

**Others in Attendance:**

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Colton Stock X-Factor Communications

Marifel Holmquist X-Factor Communications

Jacey Skinner Ballard Spahr

Mike Kelley Assistant Attorney General

Carrie Byles SOM

Aaron May SOM

Peter Kindel SOM

Arathi Gowda SOM

Ron Jeffs DFCM

Lee Fairbourn DFCM

Evan Curtis GOMB

Regan Zane ASPIRE

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 9:03 am.

* **WELCOME**

Chair Lowry Snow welcomed the board, Lt. Governor Deidre Henderson and consultants to the meeting and reviewed the events that have taken place over the past month.

* **PUBLIC COMMENT**

Members of the public who would like to speak were invited to comment subject to the board’s procedure and rules. There were no comments.

* **APPROVAL OF MINUTES FROM THE APRIL 13, 2021 BOARD MEETING**

Chair Snow asked if there were any corrections to the minutes. None were brought forward.

## MOTION: Commissioner David Woolstenhulme moved to approve the minutes of the April 13, 2021 board meeting. The motion was seconded by Lt. Governor Deidra Henderson and approved unanimously.

* **ABANDONMENT OF WATER LINE EASEMENT**

Jacey Skinner, legal counsel to the board, explained she has worked with DFCM over the past month to review the easement for a waterline that runs through the city of Draper and ends on the state prison property. The water rights, originally owned by the state Division of Forestry, Fire and State Lands have been leased back to Draper Irrigation Company and are not utilized by the state. Forestry and Fire and DFCM have recommended that we abandon the easement. Ms. Skinner advised the board to do so. Mike Kelley, legal counsel to DFCM, explained that DFCM will then abandon segments of the easement to property owners on an “as needed” basis. There was discussion concerning the legal documents and signature authority for the transactions.

## MOTION: Mayor Troy Walker moved to approve the abandonment of the easement and giving DFCM authority to sign such documents on behalf of POMSLA.

**Speaking to the Motion:**

Chair Snow clarified the motion stating that Mayor Walker is including having our legal counsel approve the actual documentation for future releases and having DFCM execute them. The Chair asked for a second to the motion.

The motion was seconded by April Cooper.

**Speaking to the Motion:**

Mike Kelley, counsel for DFCM requested clarification as to the preparation of the legal documents necessary for the abandonment. In the interest of time, he suggested that they prepare the legal forms, which are essentially quit claim deeds, for Ms. Skinner’s initial review after which DFCM would execute the request for abandonment from individual homeowners using these forms and would not require additional approval from Ms. Skinner.

**Speaking to the Motion:**

Jim Russell said that the Chair recommended that we have some consultation with legal counsel; however, Mayor Walker did not include that in the motion. His motion was simplified

**Speaking to the Motion:**

Mayor Walker clarified that he felt comfortable having DFCM prepare the documents with a review from our legal counsel and did not feel that the quit claim deed forms used for the abandonment process would require constant review.

**Speaking to the Motion:**

With this clarification, Chair Snow asked April Cooper if this would be included as part of her second to the motion. Ms. Cooper agreed with the clarification.

A vote was taken and the motion passed unanimously.

* **POTENTIAL ASPIRE PARTNERSHIP**

Regan Zane, Center Director for ASPIRE, a multi university/private sector partnership to advance electric transportation, presented an update on their work and opportunities for a potential partnership with the Land Authority. Highlights of his presentation included:

* + Strategic Partnerships
  + Partnerships – Industry and Innovative Board Members
  + Mutual Objectives and Vision for ASPIRE
    - Sustainable and equitable living environment
    - Sustainable and Equitable Future for Transportation
    - Innovative-driven commercial development (jobs and industry)
  + Technology Opportunities at the Point
    - Charging systems for electrified delivery for freight into and out of The Point
    - Wireless charging of onsite electric vehicles: Autonomous circulator/micro-transit. Ebikes, future growth
    - Integration of smart buildings, renewable energy, 2nd life battery energy storage and smart and secure charge management

Discussion included the time frame for this technology, the recommendation for infrastructure needed in order to adopt future technologies, the additional amounts added to the state’s loan fund, and future infrastructure funds from the federal government.

Board members expressed support for this technology and requested we move forward with a working group to work with Mr. Zane to determine the various components that should be added to the master plan for this technology. Director Alan Matheson was requested to work with Steve Kellenberg to establish this group.

* **SUSTAINABILITY CONCEPTS AND METRICS FOR THE POINT**

Arathi Gowda from the SOM Team outlined the potential sustainability priorities and performance measures for The Point. Highlights from Ms. Gowda’s presentation included:

Sustainability – A Key Vision Element

Sustainability Framework Options

Framework Focus Area

Quality of Life

Resource Utilization

Project Key Performance Indicators

Early Phase Feasibility – Order of Magnitude Costs/Benefit Structure

Quality of Life

Resource Depletion

Framework Focus Area

Ms. Gowda requested input from the board on the framework focus area. Board members voiced support for recycling, water-wise landscaping, emissions reductions with electric vehicles, LEEDS certified buildings and waste-to-energy technology.

There were comments concerning working with master developers and their willingness to follow sustainability requirements and performance measures, knowledge sharing at The Point for onboarding to make sure developers are not turned away, and evaluating sustainability elements while still maintaining a viable business model.

* **HOUSING AFFORDABILITY AT THE POINT**

Chair Snow reported that the media and members of the public recently enquired whether Land Authority had any focus on affordability for housing at The Point property. Erin Talkington from RCLCO presented her ideas and strategies to incorporate housing affordability into The Point’s framework plan. Highlights from her presentation included:

Definitions for Housing Affordability and Specific Needs in Utah

Affordability at All Incomes

Common Policies/Programs to Encourage Affordability

Potential Strategies to Incorporate Affordability into The Point’s Framework Plan

Discussion Topics

Should the framework plan pursue a housing affordability strategy?

Which of these options resonate with you as potential strategies to consider?

Consultant Steve Kellenberg suggested that we maintain maximum flexibility from the developer’s point of view.

Board members expressed support for addressing housing affordability at The Point. There were also comments suggesting that we find the balance for affordable housing and possibly some sort of goal for each district for housing.

Jim Russell requested that DFCM’s Assistant Director over high-performance building standards be a part of the sustainability discussion and invited to the group.

## MOTION: Jim Russell moved that the Board recognize the issue of affordable housing and that we move forward in support of determining the right level of affordable housing involvement in this project. The motion was seconded by April Cooper.

**Discussion to the Motion:**

Director Matheson advised that we should be careful with terminology. Since affordable housing is often a defined term, he suggested the use of the words housing attainability in this discussion. Representative Steve Handy supported this change and stated he would like to see the motion amended to reflect this language.

## SUBSTITUTE MOTION: Steve Handy moved that the Board recognize the importance of providing diverse housing and that we intend as a board to incorporate principles of housing affordability and attainability in our planning of the project.

Jim Russell adopted the motion as a friendly substitute and seconded the motion. The motion passed unanimously.

Prior to adjournment, Director Matheson shared a few updates with the Board. Meetings have been planned with twelve developer groups to receive input on deal structure and land disposition strategy. A solicitation is presently in place for a Director of Operations for the Land Authority which closes on May 19th. Today is the deadline for applicants to participate in the advisory committee that was previously approved by the board. Several members of the board may be asked to participate in this group. There were 13 media stories last week on The Point. At our next meeting we will be asking you to approve a budget for FY22.

* **ADJOURN**

Chair Snow asked for a motion to adjourn.

## MOTION: Mayor Walker moved to adjourn the meeting. The motion was seconded by April Cooper and passed unanimously.

The meeting adjourned at 11:18 AM.