Point of the Mountain State Land Authority Board

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**Remote Meeting**

**June 8, 2021**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Co-Chair

Commissioner David Woolstenhulme

Jim Russell

April Cooper

Mayor Troy Walker

Senator Lincoln Fillmore

Representative Steve Handy

Senator Jerry Stevenson

Dan Hemmert

Alan Matheson, Director

**Others in Attendance:**

Mike Mower Governor’s Office

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

Carrie Byles SOM

Aaron May SOM

Peter Kindel SOM

Laura Hanson GOMB

Kamron Dalton GOMB

Jim MacRae HRSA

Coury Morris Great Basin Engineering

Shule Bishop UTA

Alex Hill

Bret Millburn

Richard Marcus

Members of the general public

On Tuesday, June 8, 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 9:02 am.

* **WELCOME**

Chair Lowry Snow welcomed the board and consultants to the meeting and acknowledged Mike Mower from the Governor’s Office who is substituting for Lt. Governor Deidre Henderson. The chair gave an overview of board activities for the month and thanked everyone for their efforts to move the work forward.

* **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 MAY 11, 2021 BOARD MEETING**

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

## MOTION: Jim Russell moved to approve the minutes of the May 11, 2021 board meeting. The motion was seconded by Mayor Troy Walker and approved unanimously.

* **FY22 BUDGET**

Director Alan Matheson reported there are statutory responsibilities to pass the budget by June 22nd each year. Prior to bringing the budget forward for a vote, a draft of the budget was reviewed by board members and comments received prior to finalization, after which notice was given to the general public. The highlighted details of the budget included amounts designated for legal services, consulting services, administrative processes, studies, and funding of personnel for some significant positions which will be added to staff this year. Funding for development partners were allocated this year in case early development work is needed at the site. Additional funding for an advisory committee is included this year in order to bring additional high level, experienced consultants into the project. The overall budget is $3.9 Million. There were questions concerning funding of studies for hazmat, if cultural resources or wetlands were included, the demolition of the existing prison and the FY21 budget for engineering funds,

## MOTION: Senator Lincoln Fillmore moved to approve the Point of the Mountain State Land Authority Budget for FY2022. The motion was seconded by April Cooper and passed unanimously.

* **SELECT ADVISORY COMMITTEE MEMBERS**

Chair Snow reported the board had previously approved the creation of an advisory committee composed of developers experienced in master planned communities who could advise the board on a range of issues such as the viability of the master plan, developer selection, deal structure, land disposition issues, marketing, financing, etc. A solicitation was sent out which resulted in four final candidates. The candidates were interviewed by our subcommittee consisting of Jim Russell, Steve Handy, Mayor Troy Walker, Erin Talkington, Steve Kellenberg and Director Matheson. The chair proposed going into an executive session for the purpose of discussing qualifications of the candidates.

## MOTION: Dan Hemmert moved that the board move to an executive session to discuss the qualifications of candidates for the advisory committee. The motion was seconded by Commissioner David Woolstenhulme and passed unanimously.

Board moved to an executive session at 9:32 am

The board reconvened at 9:52. Chair Snow requested a motion for the board to reconvene.

## MOTION: Steve Handy moved that the board return to the public session. The motion was seconded by April Cooper and passed unanimously.

Chair Snow requested a motion to reflect the discussion from the executive session.

## MOTION: Steve Handy moved that the board retain applicants Don Whyte and Jim Zboril as members of the advisory committee given their credibility and expertise. The motion was seconded by Commissioner David Woolstenhulme.

**Discussion on the Motion**

Representative Steve Handy reviewed the process of interviewing and screening the candidates. Upon suggestion from the subcommittee, these two individuals were brought forward for recommendation.

Voting: The motion passed.

The motion is based on the compensation outlined by Director Alan Matheson and was included in the solicitation sent out through the state process.

* **SUMMARY OF CONSULTATIONS WITH DEVELOPERS**

Pursuant to a public Request for Expressions of Interest, meetings were held with several development groups to receive input on our draft framework plan and transactional approach. RCLCO consultant Erin Talkington presented an overview of input from developer interviews. Highlights of her presentation included:

Master Developer

District Developer

Proposed Transaction Strategy

Housing Affordability

Project Proposals for Anchors/Catalysts

There were questions concerning the lease and fee simple transaction.

Steve Kellenberg continued the presentation with additional input from the developer group. Highlights from his presentation include:

Land Use Plan

Core District Area

Entertainment Complex

Proposed Housing Mix

Parking Strategy #1 – One-Car Community

Parking Strategy #3 – Evolve from Surface to Structured

Pedestrian Priority Zones – Living in an Auto-Free Environment

There were comments concerning the joint venture approach, the possibility of inviting smaller developers into the project and the right balance for the project.

Jim Russell expressed his concerns with the lease vs. own idea and asked that his opinion be on the record. He stated the following:

* The land use authority is a concern to him but could be addressed if we address how fee simple transactions would be handled in agreements with the city. Mayor Troy Walker is good to work with and very supportive of the project but his successor may not be as amicable in the future. The state should be in control for long-term land use and development.
* The Initial infrastructure investment is great and could be a catalyst for economic boom for Draper City if we sold fee simple; however, we should be sensitive to other cities or areas where we have not done this and who would not receive the same benefit.
* Return on investment to fund this infrastructure – we may need to use a TIF or some other method so the ownership of the property is going to be important there. This may cause some financing hardship for developers but doesn’t preclude that. Possibly a short-term vs long term ownership could be looked at. Developers are looking at what they want and not necessarily what is in the best interest of the state.

There were questions about the representation of the developers comprising the focus group and the general areas they were from. It was noted that Utah developers were included in the group.

* **PUBLIC SURVEY RESULTS**

Muriel Xochimitl from X-Factor shared the results of a public survey recently conducted during the month of May to gather input on design elements of the framework plan. The survey was conducted in two forms – one using a representative sample and one open to any interested respondents. Highlights of survey results included:

Entertainment Preferences

Activities for all ages

Food/Market hall

Live performance venues

Retail Preferences

Outdoor dining/cafés

Smaller, local/Utah-based retail

Open Space Preference

Recreation: Linear open space corridors great for biking, walking and running

Park Type Preferences

Lawns trails and picnic areas

Park Size Preferences

Medium-sized park – 5 to 10 acres

Park Feature Preferences

Fountains and play areas

Trail Preference

In an open space area

Transit Preference

Trolley

Street Character Preferences

Green street with landscaping and green infrastructure

Parking Preferences

Majority support for several larger parking hubs located throughout the site

Pedestrian Priority Zones

45% Extremely important

Educational Program Preferences

All ages with slight majority for K-12 educational programs

Housing Type Preferences

People’s response reflected their stage of life

Full results of the survey are posted on The Point website.

* **FRAMEWORK MASTERPLAN STATUS AND REFINEMENTS**

Peter Kindel from the SOM master planning team gave an overview of their stage III document along with 7 recommendations suggested to advance the plan from Stage III to stage IV. Highlights of his presentation included:

Three Stages of the Plan

The Point Stage III Summary of Public Feedback

Stage 3 Recommendations

1. Housing (40% Residential Land Area)
2. Land Use – Greater Mix of Residential & Office Uses
3. Core – Medium Density Mixed-Use Area
4. Innovation Hub – Innovation Hub Consolidation at South BRT
5. Central Park Location – Locate Central Park to North Edge of Core
6. BRT Location – Locate BRT to North and East Edge of Core
7. Reduce Area for Jordan River Park (to approximately 30 acres)

SOM requested input and a general confirmation so they can advance these components in Stage IV. There were questions concerning the number of stages in the framework plan process, the river to range concept, expansion of open space within the districts, and the allocation of funds for the pedestrian bridge over I-15.

Chair Snow requested a motion to give SOM direction on these recommendations.

## MOTION: Mayor Troy Walker moved that SOM move forward with the seven recommendations for the master plan and suggested the plan maintain flexibility to accommodate a potential major league sports and entertainment venue on the site. The motion was seconded by Representative Steve Handy.

**Discussion on the Motion**

April Cooper commented on the inclusion of a major league baseball venue and questioned the likelihood of major league baseball expanding to the Salt Lake area.

Chair Snow recommended this as a “soft motion” which gives direction for the SOM planning team. Mayor Troy Walker agreed to this clarification.

Voting: The motion passed

* **DIRECTOR’S REPORT**

Director Matheson gave an update on the status of hiring a Director of Operations. There were 130 applicants for the position. Interviews will be held with eleven applicants which will narrow the candidate pool substantially. He will be involving board members in the final interviews

* **ADJOURN**

Chair Snow asked for a motion to adjourn.

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

The meeting adjourned at 11:09 AM.