Point of the Mountain State Land Authority Board

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**Meeting**

**December 14, 2021**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Co-Chair

Jim Russell

Commissioner David Woolstenhulme

Senator Lincoln Fillmore

Representative Steve Handy

Mayor Troy Walker

Mayor Dawn Ramsey

Senator Jerry Stevenson

**Others in Attendance:**

Alan Matheson Director, POMSLA

Scott Cuthbertson POMSLA

Mike Mower Governor’s Office

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Colton Stock X-Factor Communications

Britnee Johnston x-Factor Communications

Jacey Skinner Ballard Spahr

David Dobbins Draper City

On Tuesday, December 14, 2021 the Point of the Mountain State Land Authority Board held a meeting in the Senate Building, Room 210 at the Utah State Capitol Complex. A virtual meeting option was available for those who attended remotely 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:

[bit.ly/thepointyoutube](http://bit.ly/thepointyoutube)

The meeting was called to order at 9:01 am.

* **WELCOME**

Chair Lowry Snow welcomed board members and consultants to the meeting and excused Lt. Governor Deidre Henderson who could not attend. The Chair provided a summary of some of the decisions the board would need to make during the meeting.

* **PUBLIC COMMENT**

Members of the public who would like to speak were invited to comment subject to the board’s procedures and rules. Todd Shoemaker, a former member of the Draper Historic Preservation Commission, expressed concerns about the demolition of buildings on the prison property and the lack of preservation at the site.

* **APPROVAL OF MINUTES FROM THE OCTOBER 12, 2021 MEETING**

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

## MOTION: Representative Steve Handy moved to approve the minutes of the October 12, 2021 board meeting. The motion was seconded by Mayor Dawn Ramsey and approved unanimously.

* **GOVERNANCE MODEL**

Scott Cuthbertson, Operations Director, presented a governance model outlining the roles and responsibilities of key entities in the development approval process. Highlights of his presentation include:

* + Governance Overview
    - Tool to surface the various phases, steps and scope of the project and roles and responsibilities of parties involved.
    - Built out with intent to create agility in the development process
    - Foster collaboration and leverage resources and expertise already available
  + Illustrative Governance Progression (demonstrating how the Land Authority can phase out of the project over time)
    - Planning
    - Implementation
    - Implementation & Operation
    - Post Full Build Out
  + Development Review Committee (DRC) Concept
    - POMSLA Lead
    - Community Appointees

There were questions concerning possible remodeling as the development ages, the role of DFCM for demolition, the role of the board in working with the DRC Committee,

## MOTION: Jim Russell moved to accept the governance model concept as explained and that the board allow The Point Leadership (Alan Matheson and Scott Cuthbertson) to adjust the model when necessary and report to the board. The motion was seconded by Representative Steve Handy.

**COMMENT TO THE MOTION:**

Senator Jerry Stevenson expressed his support for the motion

The motion carried unanimously

* **PROCESS TO SELECT DEVELOPMENT PARTNERS**

Director Alan Matheson presented a proposed process to select initial development partner(s) and issuing an RFQ/RFP to the development community. He explained the importance of this milestone as we move from planning to implementation. DFCM will assist in issuing the RFP/RFQ to the development community this week with responses due February 2nd. The board reviewed the RFQ/RFP document.

Comments and discussion addressed the initial access to the phase one area of the project, the proposed legislative funding for a competition to provide an iconic feature for The Point, the preservation of the chapel on the property, building size, housing affordability and the interview schedule for the selection committee,

## MOTION: Mayor Troy Walker moved to approve the RFQ/RFP format for the selection of development partners as presented by Director Matheson.

**COMMENT TO THE MOTION**:

Mayor Walker expressed his support for the process and expressed appreciation to staff, board members and consultants to move the project forward.

## The motion was seconded by Jim Russell.

**COMMENT TO THE MOTION**:

Jim Russell, who was involved in the creation of the RFP, expressed appreciation for the expertise of consultants who guided the process.

Mayor Ramsey also expressed her support and enthusiasm to be moving in this direction. She especially appreciated that questions regarding the RFP will be sent to the DFCM and not to POMSLA board, staff or consultants. She asked that the record show that the board has made every effort to be transparent, open and inclusive. She expressed appreciation to everyone who came forward to participate in this process and felt a lot of great work has been performed.

Mayor Walker asked that the record show that the board feels fortunate to have Jim Russell’s guidance and expertise on this project and expressed appreciation for Jim’s experience and direction.

The motion carried unanimously

* **FINANCIAL MODEL**

Consultant Erin Talkington presented an overview of financial analysis tools and demonstrated how RCLCO’s financial model will assist the board in making development decisions. Highlights of her presentation included:

* + Two Types of Modeling
    - Project-Level Financial Model
      * Financial Analysis Tools – Key Variables
        + Mix of uses and product types
        + Infrastructure costs & allocation
        + Land value by product type/phase
        + Examples of Land Value Analysis
        + Transaction structure (land sales vs land leases)
        + Example Scenario Comparison
        + Methodology
    - Phase One Pro Forma
      * First phase of large projects always the hardest to “pencil”
      * Exact Program TBD – More detailed and refined than overall site model
      * Examples
* **SUPPLEMENTAL STUDIES**

Scott Cuthbertson provided status reports and reviewed the supplemental studies on key planning uses that were commissioned by the Land Authority Board. His presentation included explanation and discussion on the following studies:

* + - *Design Guidelines*
    - *Sustainability*
    - *Smart City Technology*
    - *Smart Mobility*
    - *Traffic Analysis*
    - *Economic Impact*
    - *Master Association Costs*

At the conclusion of his presentation, a board member commended Mr. Cuthbertson and project consultants for their work and the value of understanding the costs and benefits of technology options for The Point property. Chair Snow also expressed his appreciation for the expertise devoted to the project which is pivotal to the next steps toward development.

* **ADJOURN**

Chair Snow asked for a motion to adjourn.

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

The meeting adjourned at 11:51 AM.