Point of the Mountain State Land Authority Board

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**Meeting**

**January 11, 2022**

U**MINUTES**

**Members in Attendance:**

Lieutenant Governor Deidre Henderson, Co-Chair

Representative Lowry Snow, Co-Chair

Jim Russell

Representative Steve Handy

Mayor Troy Walker

Mayor Dawn Ramsey

Senator Jerry Stevenson

April Cooper

Senator Lincoln Fillmore

**Others in Attendance:**

Alan Matheson POMSLA

Scott Cuthbertson POMSLA

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Colton Stock X-Factor Communications

Britnee Johnston X-Factor Communications

Carrie Byles SOM

Rich Linder X-Pointe Innovations

Brandon Fugal X-Pointe Innovations

Jacey Skinner Ballard Spahr

Representative Jefferson Moss USHE

Cindy Cromer

David Hunter

Dave Brewer

David Amott

On Tuesday, January 11, 2022 the Point of the Mountain State Land Authority Board held a meeting in the Senate Building, Room 220 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**

Lieutenant Governor Deidre Henderson welcomed board members and consultants to the meeting and excused Chair Lowry Snow who had a scheduling conflict but may join the meeting later.

* **PUBLIC COMMENT**

Members of the public who would like to speak were invited to comment subject to the board’s procedures and rules.

David Hunter, a local small business owner, expressed interest in preservation of the prison chapel which could be restored as an event space or wedding venue for the area. If there is an opportunity, Mr. Hunting would be interested in purchasing or leasing the building.

Cindy Cromer, a Salt Lake City resident, would like to see portions of the prison preserved that would symbolize and reflect the complex story of what happened there.

David Amott, Preservation Utah, expressed a desire to save the prison chapel in addition to, if not in place of, the watchtower on the prison property. He feels this building deserves to stand to represent the prison and the history of this property as well as become a useful place for the Point of the Mountain community.

Dave Brewer, owner of Clubhouse on South Temple, expressed concerns with demolition of the chapel which he feels would be an incredible event space and would like to see the building preserved and repurposed for use for future generations.

Alan Matheson, Executive Director of the Land Authority, expressed appreciation for the comments. As a result of interest in preserving the chapel, staff reviewed the framework masterplan and discovered that the chapel is setting in the middle of the proposed ring road. To preserve it in place would require significant changes to the framework plan. There is the possibility the structure could be moved to the park across the street.

* **APPROVAL OF MINUTES FROM THE DECEMBER 14, 2021 MEETING**

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

## MOTION: Representative Steve Handy moved to approve the minutes of the December 14, 2021 board meeting. The motion was approved unanimously.

* **X-POINTE PROPOSAL**

Alan Matheson announced we have a specific and formal proposal from X-Pointe Innovation for a Life-Science Campus at The Point. To provide context, Mr. Matheson explained the two ways a project can be evaluated and incorporated in the site. One way is through the master developer with approval by the board. The second way is through the project evaluation process the board previously approved. Mr. Matheson outlined the steps in that process, which X-Pointe is pursuing. X-Pointe has completed stage 2 and is seeking board approval to advance its proposal to stage 3 of the project evaluation process. The X-Pointe team is the first to submit a formal proposal. Rich Linder, Chairman and CEO of Xenter, a Biotech company, and Brandon Fugal, Chairman of Colliers International in Utah, presented their project to the board. Highlights of their presentation included

X-Pointe Team – FFKR Architects

Vision + Goals

Functional Land Use

Functional Land Use – By Phase Analysis

General Financing Strategy

Return on Investment for the State

Board members noted that The Point is located in the Canyons School District and requested that this project provide educational opportunities for more than one school district. There were questions and discussion concerning the number of acres proposed for use, the alignment of X-Pointe’s plan with SOM’s master framework plan, the amount of investment by X-Pointe, the location of phase 1 on the property, density impact of the proposal, and the transit component for The Point.

A board member expressed concerns as to whether this was a project or a development as well as liability the Board could incur if the project moves to phase 3 prior to other projects coming forward.

## MOTION: April Cooper moved that the board advance the X-Pointe proposal to stage 3 but with the following conditions:

## That X-Pointe continues to give options to the board as they are working on their plan.

1. The board should receive the plan from X-Pointe in advance so they have adequate time to review prior to deciding at the meeting.

**Discussion to the Motion:**

Jim Russell agreed with the motion and commented that when we move to a final approval there will be more in-depth information to study. This motion is to move this forward to the next phase to see how it aligns with our vision for the area. He suggested that workgroups could meet to give input and address concerns and comments so that reviews and approvals of proposals are more focused.

April Cooper agreed to offer a substitute motion if board members agree that part of the process for moving this forward is that it includes additional options for phasing and location.

## SUBSTITUTE MOTION: April Cooper moved that the board move the X-Pointe proposal to stage 3 of the project evaluation process. The motion was seconded by Mayor Troy Walker.

**Discussion to the Motion:**

Jim Russell emphasized that the board is not giving final approvals but is allowing this proposal to move forward in the process. Presently, we have an RFP for phase 1 developers and those responding to the RFP will need to be aware of the X-Pointe project so they can give feedback on how this will interact with what they are proposing for the area. He felt this is critical for what we have happening now.

The motion carried unanimously.

* **PROJECT FINANCING CONSULTANT**

Chair Henderson proposed that the board go into an executive session to discuss the qualifications of candidates to serve as financial planning consultants to the board.

## MOTION: Rep. Steve Handy moved that the board move into an executive session. The motion was seconded by Senator Jerry Stevenson and passed unanimously.

The board returned from executive session at 10:34 am.

## MOTION: Jim Russell moved that the board move back into the public session. The motion was seconded by Representative Steven Handy and passed unanimously.

Chair Henderson requested a motion to enter into a contract with one of the candidates for financial services

## MOTION: Senator Jerry Stevenson moved that the board enter a contract with Zion’s Bank as financial planning consultants. The motion was seconded by Senator Lincoln Fillmore and passed unanimously.

* **LEGISLATIVE PREVIEW**

Legal Counsel, Jacey Skinner, reviewed the proposed amendments to the Land Authority statute and appropriations request to prepare for the significant development that will be starting this year. Representative Snow has agreed to run the bill for these proposed changes. The main focus of these amendments is to create a funding mechanism for future projects and to add expertise and independence to the infrastructure bank board. Because projects built on state land are not subject to state taxes, a property tax equivalent assessment is proposed to fund infrastructure development at The Point.

There were questions concerning how the approach would affect Draper City and other entities. Ms. Skinner explained these will be addressed through interlocal agreements. Revenues will be used to pay Draper City for services as well as payment of bonds or infrastructure bank loans through revenues. The board discussed how the MIDA approach has worked and its relevance for The Point. Additional points of the bill will include a municipal energy tax, the authority to create a public infrastructure district, and changes to the infrastructure bank board which governs a future loan fund specific to our project.

## MOTION: Representative Steve Handy moved that the board approve the legislation concepts as outlined by our legal counsel. The motion was seconded by Representative Lowry Snow and passed unanimously.

Ms. Skinner reported the Land Authority will also pursue an appropriations requests for backbone infrastructure to be overseen by DFCM, such as the demolition of the prison, abatement, and design of the roads and infrastructure.

In addition, Senator Stevenson is sponsoring another bill that will impact the board and is specific to the land authorities in the state and will focus on process procedure transparency issues, accountability, and possibly change the process for issuance of bonds.

* **PROJECT UPDATE**

Scott Cuthbertson provided an update on activities since the last board meeting. His report included:

* + Supplemental studies – continuing to move forward with expected completion in approximately one month. Upon completion of the study, the board will receive the various scenarios on benefits and trade-offs on recommended packages.
  + RFSQ/RFP process – the solicitation was issued to the development community in December with 35 entities participating in our mandatory pre-proposal meeting, including top national and local firms. We anticipate some of these entities will apply as joint ventures.
  + Selection Process Timeline – anticipates that Land Authority Board will select a development partner(s) and begin development agreement negotiations at the end of June, 2022.

* **ADJOURN**

Chair Henderson asked for a motion to adjourn.

## MOTION: Mayor Ramsey moved to adjourn the meeting.

The meeting adjourned at 10:58 AM.