Point of the Mountain State Land Authority Board

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**Meeting**

**May 12, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Lt. Governor Deidre Henderson, Chair

Representative Steve Handy

Senator Lincoln Fillmore\*

April Cooper\*

Mayor Troy Walker\*

Commissioner David Woolstenhulme

Jim Russell

Mayor Dawn Ramsey

**Staff and Consultants 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

Jacey Skinner Ballard Spahr

Representative Jefferson Moss USHE

Cee Cee Niederhauser DFCM

David Dobbins Draper City

Mike Mower Governor’s Office

**Members of the Public in Attendance:**

There were approximately 17 members of the public in attendance.

On Thursday, May 12, 2022 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 9:03 am.

* **WELCOME**

Chair Lowry Snow welcomed the board and consultants to the meeting and recognized Lt. Governor Deidre Henderson. The Chair provided an update on the progress accomplished since our last meeting and expressed appreciation for support received from the POMSLA staff.

* **PUBLIC COMMENT**

Chair Snow reported much of the public comment has helped to guide the board in their decisions and invited members of the public who would like to speak to come forward. Individual comments were heard from Pastor Bill Germundson, Rev. Charles Hines, and Paul Hewitt who provided an informational packet for the board and requested the board’s consideration in preserving the prison chapel.

Chair Snow expressed appreciation for comments given from the public.

Since a quorum was not present, the Chair requested informational items that did not require action be moved up on the agenda.

* **INNOVATION DISTRICT UPDATE**

Representative Jefferson Moss presented an update on the status of Utah System of Higher Education’s work on and vision for the Innovation District at The Point. Highlights of his presentation included:

* Innovation District at The Point – Brief Overview
* Components – Accelerator
* University Footprint: Convergence Hall
* More than a Hub
* Role of Universities
* The Plan: Defining the Model
* Internal Evaluation and Connection
* External Research and Strategy
* Starting Point: Utah Innovation Lab
* Potential Platforms of Innovation
* Visioning Committee for the Innovation District
* Timeline and Next Steps

There were comments and questions concerning the similar efforts for Falcon Hill, outreach efforts to the community--especially students, partnerships with outlying areas, and future recommendations for physical space. The chair expressed support for the work performed by Representative Moss and the progressive timeline to move the project forward.

The chair noted a quorum was present and announced the meeting would continue as specified in the agenda.

* **APPROVAL OF MINUTES FROM THE APRIL 12, 2022 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 12, 2022 board meeting. The motion was seconded by Jim Russell and approved unanimously.

* **PRISON CHAPEL PRESERVATION PROPOSAL**

Chair Snow welcomed David Amott, Executive Director of Preservation Utah, and referred to their proposal concerning preservation of the prison chapel. Several weeks ago, a number of board members visited the prison site and toured the chapel during which time they had the opportunity to hear from the correctional staff concerning their feelings about the chapel and the work performed there. Mr. Amott provided a presentation to the board covering the following points:

* Preservation Utah – Chapel by the Wayside
  + Chapel History
  + Chapel Use
  + Chapel Financing
  + Why preserve the chapel

Former inmate William Lawson shared his feelings concerning the chapel and the refuge found there for himself and other prison inmates

Questions from the board included the original cost of the chapel, the proposed budget and objective for preservation, the possibility of relocating the chapel, tax credits, future maintenance of the structure as well as any parties who would have a future interest in the building.

## MOTION: Mayor Troy Walker moved that the board work with staff to preserve the historical prison lock and find an appropriate location to move and preserve the chapel within The Point Project and to seek donations from Preservation Utah and a legislative appropriation to accomplish this work. The motion also included a withdrawal of a prior motion and action to preserve the guard tower. The motion was seconded by Representative Steve Handy.

## Discussion to the Motion:

Lt. Governor Henderson spoke in favor of preservation of the chapel and the hope and redemption this building represents. She expressed concern about the prescriptive language of the motion concerning movement of the chapel and the idea that other parts of the prison would not be preserved. She feels we can raise the funds to move forward with preservation and expressed appreciation to Preservation Utah for brining this to the board’s attention. She requested that the art deco restroom signs that are located at the entrance also be preserved.

**AMENDED MOTION**: Mayor Walker accepted the Lt. Governor’s suggests to add the art deco restroom signs as a friendly amendment to the original motion.

## Discussion to the Motion:

April Cooper felt the board should study the preservation and relocation of the chapel and expressed concerns with unknown environmental issues such as asbestos or lead-based paint. Funding should be secured prior to moving forward. She is in favor of deciding now rather than tabling the preservation issue. She also had concerns that the board had not received input from individuals who were opposed to the chapel preservation.

Jim Russell said he was in favor of preserving the chapel; however, he had similar concerns with the prescriptive nature of the motion which stipulated moving of this historic structure which will be a very expensive project. We may have to make the building work in its current location and suggested this be studied. In addition, we are not sure the Legislature will appropriate funds for moving the building and suggested this portion of the motion be withdrawn.

Mayor Dawn Ramsey noted we have not heard from anyone who does not want to save the building and had concerns their voices had not been heard. She felt there was value in preserving the building but expressed reservations about moving and agreed that a study should be performed concerning relocation of the building. She suggested a friendly amendment: to the motion to preserve the chapel, the lock and the art deco bathroom signs and to agree to perform a study to determine the best location for the structure. Mayor Walker agreed to the amendment and restated the motion.

**RESTATEMENT OF**

**AMENDED MOTION**: Mayor Walker moved that the board preserve the locks, restroom signs and the prison chapel and directed staff to conduct a study to research the chapel preservation issue and return to the board with the most appropriate and economically feasible approach to preservation of this building. Rep. Handy seconded the amended motion.

The motion passed unanimously.

Mayor Walker mentioned that the city of Draper may be interested in relocating one of the towers to a city park and will work with staff concerning this.

* **PROCUREMENT POLICY REVISION**

Executive Director Alan Matheson presented the proposed revisions to the Land Authority Procurement Policy which were driven by three major objectives: 1) to maintain the integrity of the procurement process, 2) to be efficient; and 3) to respect the strategic role of the board. The revision to the policy includes clarifications as well as three specific items including:

* Raising the threshold from $5,000 to $20,000 for procurement activities that would require a competitive process.
* Increasing the threshold of board approval on a contract from $50,000 to $100,000 or above.
* Allowing staff the ability to amend the scope of board approved contracts if needed up to 20% above contract amounts. These actions would be reported to the board.

Members of the board expressed their confidence and trust in Director Matheson and the POMSLA staff and suggested the 20% cap be increased as well as approval of contracts from $50,000 to $250,000. Board members felt they did not want to be involved in every decision which would impede the project’s process and expressed confidence in Director Matheson to negotiate and approve the increases as needed with the board providing oversight.

## MOTION: Jim Russell moved that the board accept the revisions to the procurement policy with the changes on contract approval from $50,000 to $250,000 and that the modification limit be changed from 20% to $100,000. The motion was seconded Commissioner Dave Woolstenhulme.

**Speaking to the Motion:**

Jim Russell felt this is a step in the right direction. Our staff has been extremely transparent with our processes and this step will allow us to accelerate the pace and keep the project moving forward. Our staff have been very good at communicating and being accountable. This step will provide more responsibility and trust that they have earned.

The motion passed unanimously.

* **GOVERNANCE MODEL UPDATE**

Operations Director Scott Cuthbertson presented the latest governance model for The Point and reviewed the role each of the entities would perform. Highlights of his presentation included:

* Master Planning
* Design
* Construction
* Operations
* Design Review – DRC Organization including DRC Oversight Board
* Next Steps
  + Solicit Developer Feedback
  + Build out review process & governance policy
  + Draft DRC Procedures

Comments included the complicated review process for developers and the correct balance for approvals, the forward movement of the project, the need for additional staff and other stakeholders such as Jordan Valley Water Conservatory and Water Pro. There were concerns about liability for the roads and if Draper City would have ownership.

Director Matheson explained that staff is looking for ongoing direction from the board on the important governance issue. We designated this item for action to preserve the board’s option to make a motion if course corrections are needed. We do not need a motion unless the board would like to vote on a specific issue. The Board did not voice the need for a motion.

* **COMMUNICATIONS UPDATE**

Muriel Xochimitl with X-Factor Communications reported on marketing and communication efforts for The Point project. Highlights of her presentation included:

National Media Strategies to Raise Awareness

Public Engagement Metrics

Plans to Highlight Study Teams Recommendations

Housing

Economic Opportunity

Smart Community

Development Partner Communications

Goal – inform the public of the selection of the master development partner(s) and involve them in ongoing public engagement efforts

Measurable Objectives

Communication Strategies

Audiences (General Public, The Media, Policymakers, Development Community)

High-level Messaging

Strategy (Press Release, Meet & Greet, Videos - Partners, Deskside Briefing)

Board members expressed appreciation for X-factor, and their role in facilitating information to the public. There were questions concerning X-Factor’s use of PR News Wire

* **PROJECT FINANCIAL MODEL**

Chair Snow announced this agenda item will be rescheduled for next month in order to give RCLCO Consultant Erin Talkington adequate time to present her information to the board.

* **ADJOURNMENT**

## MOTION: Mayor Dawn Ramsey moved to adjourn the meeting. The motion was seconded by Representative Steve Handy and passed unanimously.

The meeting ended at 11:09 am.