Point of the Mountain State Land Authority Board

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**Meeting**

**June 14, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Lt. Governor Deidre Henderson, Chair

Representative Steve Handy

Senator Lincoln Fillmore

April Cooper

Commissioner David Woolstenhulme

Jim Russell

Mayor Dawn Ramsey

Senator Jerry Stevenson

**Staff, Consultants, and Presenters 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

Cee Cee Niederhauser DFCM

Rich Linder Xenter, Inc.

Brandon Fugal X-Point Innovations

**Members of the Public in Attendance:**

David Bearss

Brett Sterrett

Robert Baxter

Tony Collins

Jeff Grasso

Larry Curtis

Jade Teran

David Giles

Heidi Nielsen

Abram Nielsen

Joshua Woodbury

Danny Woodbury

Rich Woodbury

Paul Hewitt

Cindy Cromer

Darlene Batatian

Chloe Morroni

Deanna Hopkins

Eric Woodley

Maddy Oritt

Stephan James

Thomas Newman

Hayden Felt

Laura Hansen

Edward deAvila

Michelle Larsen

Will Walker

Brett Milburn

Kamron Dalton

On Tuesday, June 14, 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 9:03 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 expressed appreciation for input from the public and opened the meeting for public comment subject to our rules and procedures. Cindy Cromer expressed appreciation to the board for their consideration in preserving the prison chapel and requested a public tour of the chapel once it is vacated so that its history can be explained.

* **APPROVAL OF MINUTES FROM THE MAY 12, 2022 MEETING**

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

## MOTION: Senator Stevenson moved to approve the minutes of the May 12, 2022 board meeting. The motion was seconded by Jim Russell.

Roll call vote:

Senator Stevenson Aye

Senator Fillmore Aye

Chair Snow Aye

Lt. Governor Henderson Aye

Jim Russell Aye

Mayor Ramsey Aye

Motion carries 6-0

* **FY 23 BUDGET**

Executive Director Alan Matheson provided details for the proposed budget for FY23. As per statute, the budget has been posted in newspapers of general circulation in the state and on the public notice website with opportunities for the public to provide input. Director Matheson covered the following points:

* In FY22, the project will be approximately $1.5 Million under budget.
* In 2020 and 2021, the Legislature provided one-time money to cover several years of our operating budget. The idea is that we would continue to operate on that amount plus an ongoing appropriation of $1.75 Million for about three more years. Eventually, we anticipate generating sufficient funds through the project to support our ongoing operations. We are working to extend these funds as far as possible which is why we were under budget for FY22.
* The Legislature appropriated $57 Million to a revolving loan fund for infrastructure at the site. These funds will become available at the beginning of the fiscal year and will be handled separately from the operating budget. Some of these funds will be used to repay DFCM for infrastructure planning and engineering.

Notes from the FY23 budget included:

* The anticipated revenues of $12.3 Million for FY23 include a carryover from the previous years of $10.6 Million and an ongoing general fund one-time funding of $1.7 Million.
* POMSLA did not use their full budget the previous year so we are looking at a lower budget for this year.
* Funding includes personnel, travel, the hiring of a project manager, internal services, other contract services and needs such as marketing, consulting services, technology expenses, finance work, traffic analysis, legal fees, insurance, and establishment of a contingency for unknowns in the project, etc.

There were comments concerning the valuable planning that has taken place by the Land Authority, the future inflationary element of the project, and the revenues that will be generated in the future.

## MOTION: Commissioner David Woolstenhulme moved to accept the FY23 Budget as presented. The motion was seconded by Senator Stevenson.

Roll call vote:

Mayor Ramsey Aye

Representative Handy Aye

Commissioner Woolstenhulme Aye

Senator Stevenson Aye

Senator Fillmore Aye

Representative Snow Aye

Lt. Governor Henderson Aye

Jim Russell Aye

Motion carries 8-0

* **X-POINT INNOVATION STAGE 3 PROPOSAL**

Rich Linder from Xenter, Inc. and Brandon Fugal from X-Point Innovations provided a presentation concerning their technology and medicine ecosystem proposed for The Point. Highlights of their presentation included:

* + Three goals
    - Expand and Unite
    - Strategic partnerships with Higher Ed.
    - Create a home of Utah’s Biotech
  + Team Introductions
  + World Class Master Planning – Woodbury
  + Role of CBSET – Innovating Technology, Integrating Science
  + Collaborative Community

Questions included the expectations of concessions from the state of Utah, the amount of proposed acreage and any private/public partnerships.

Board members asked for direction from Executive Director Matheson concerning the proposal and if he was ready to provide a possible recommendation for moving forward. Director Matheson expressed interest in the compelling vision of the project, outlined a series of questions that still need to be answered, and would like to continue the conversation. Pending receiving additional information, staff is not ready to make a recommendation at this time.

* **FINANCING ANALYSIS AND STRATEGY**

The Chair requested a motion to move into an executive session in order to receive an update on RCLCO’s financing model for the project, as per Utah Code Ann. 52-4-205(1)(d).

## MOTION: Lt. Governor Henderson moved that the board move into an executive session. The motion was seconded by Jim Russell.

Roll call vote:

Mayor Ramsey Aye

April Cooper Aye

Senator Fillmore Aye

Chair Snow Aye

Lt. Governor Henderson Aye

Jim Russell Aye

Motion carries 6-0

The board returned from the executive session at 11:07 am.

* **PROPOSED PROCESS TO IDENTIFY AN ICONIC SITE FEATURE**

Scott Cuthbertson, Director of Operations, presented an approach to engage the public and professionals in designing an iconic feature for The Point. Highlights of his presentation included:

* + Examples of Iconic Features
  + Conceptual Design Process
    - Visual Preference Survey
    - Results Analysis
    - Engage Professional Designers
    - Master Plan Design Coordination
    - Professional Design Stage
    - Selection of Iconic Feature
    - Plan to Build Feature
  + Quality Assurance Process
    - Design Review Board

Comments included the need to coordinate with developers, the state’s public art process, engagement with the public, and suggested funding for the iconic site feature.

## MOTION: Jim Russell moved that the board approve the iconic site process as presented, subject to cooperation with the Utah Public Arts Program. The motion was seconded by Representative Steve Handy and passed unanimously.

* **DIRECTOR’S REPORT**

Director Matheson reported we have received proposals and are interviewing firms to select the master developer for Phase 1. Final interviews will take place on June 28th and any board member interested is invited to engage in the process.

In addition, the Director reported that Scott Cuthbertson has been with the Land Authority for approximately a year and has performed outstanding work and taken on a number of responsibilities beyond his role as Director of Operations. As Executive Director, and in consultation with the co-chairs, he has promoted Scott as Deputy Director and Chief Operating Officer with a commensurate increase in salary.

Mayor Ramsey expressed appreciation to the staff for their collaboration with Salt Lake County and the excellent work they are doing.

* **ADJOURNMENT**

## MOTION: Jim Russell moved to adjourn the meeting. The motion was seconded by Senator Filmore and passed unanimously.

The meeting ended at 11:28 am.