Point of the Mountain State Land Authority Board

****

**Meeting**

**July 12, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Representative Steve Handy

Senator Lincoln Fillmore

April Cooper

Commissioner David Woolstenhulme

Jim Russell

Mayor Dawn Ramsey

Senator Jerry Stevenson

Dan Hemmert

Mayor Troy Walker

**Staff, Consultants, and Presenters in Attendance:**

Alan Matheson POMSLA

Scott Cuthbertson POMSLA

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Ian Maryott X-Factor Communications

Jacey Skinner Ballard Spahr

Cee Cee Niederhauser DFCM

**Members of the Public in Attendance:**

Carrie Byles SOM

Catherine Kanter Salt Lake County

Dina Blaes Salt Lake County

On Tuesday, July 12, 2022, the Point of the Mountain State Land Authority Board held a meeting in the Senate Building, Room 110 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 9:08 am.

* **WELCOME**

Chair Lowry Snow welcomed the board and consultants to the meeting and excused Lt. Governor Deidre Henderson who is away on state business.

* **PUBLIC COMMENT**

Chair Snow expressed appreciation for input from the public which has guided the planning process and opened the meeting for public comment subject to our rules and procedures. There were no comments from the public.

* **APPROVAL OF MINUTES FROM THE JUNE 14, 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 June 14, 2022 board meeting. The motion was seconded by Dan Hemmert and passed unanimously.

* **CONDITIONAL SELECTION OF THE PHASE I DEVELOPMENT PARTNER**

Chair Snow explained that selecting the development team for Phase 1 is a critical milestone which will set the stage for the future of the project. The board has taken the selection process very seriously with the intent of choosing a developer who can move the project forward as directed by the board. Director Alan Matheson summarized the selection process for the public. Chair Snow requested the board move into executive session pursuant to Utah Code 52-4-205(1)(d) for the next portion of the meeting in order to review project proposals. The board will reconvene in open session to rank the phase 1 developer candidates to begin exclusive negotiations over a development agreement.

## MOTION: Mayor Troy Walker moved that the board move into an executive session to discuss the proposals. The motion was seconded by Jim Russell and passed unanimously.

The board returned from the executive session at 11:06 am.

Chair Snow opened the meeting for discussion from the board members to review the selection of the Phase I Developer for The Point. Comments were heard from the following board members:

April Cooper reported the board received great responses from firms all over the country with three of those firms rising to the top in the selection process. The selection committee and the board have worked to respect the wishes of the citizens of Utah to determine the best use of this land for future generations.

Senator Stevenson commented he has been involved with the board from its inception and feels this has been a great process which will propel the project to the next level.

Dan Hemmert announced that he will not be voting on the motion as he has a historical conflict with two of the three firms who were finalists for the master developer and requested that he be excused from voting on the motion due to this potential conflict.

Mayor Troy Walker thanked the committee members and consultants who served on the selection committee.

Chair asked for a motion to rank the finalists for the Phase I Master Developer for The Point.

## MOTION: April Cooper moved that the board rank the three firms in the exact order as reflected in the scoring from the selection committee with the IPP Lincoln group first, Boyer Gardner group second, and Catellus group third, which is based on the final scoring.

**Speaking to the Motion:**

April Cooper reported that the selection committee and advisors had extensive interaction with the different proposal teams and scoring of categories in order to determine this ranking.

## The motion was seconded by Mayor Troy Walker

## Discussion to the Motion:

Jim Russell suggested a friendly amendment to the motion made by April Cooper to include that the board should undertake negotiations with the firm that scored the highest in the group and if we are unsuccessful then we move to the second group and then the third.

April Cooper accepted this friendly amendment to the motion.

Mayor Dawn Ramsey conveyed her appreciation to the staff, consultants, selection committee and developers who submitted proposals and expressed support for the selection process used for this solicitation.

Prior to voting, Chair Snow restated the motion.

## MOTION: April Cooper moved that the board rank in the first position, Innovation Point Partners, as second position Boyer-Gardner Group, and in third position Catellus, and that we undertake negotiations with Innovation Point Partners subject to the understanding that if we are not successful in reaching an agreement we will move down through the ranking as indicated

**ROLL CALL VOTE ON THE MOTION:**

April Cooper – Yea

Commissioner David Woolstenhulme -- Yea

Mayor Troy Walker -- Yea

Mayor Dawn Ramsey -- Yea

Jim Russell – Nay

Senator Jerry Stevenson -- Yea

Senator Lincoln Fillmore -- Yea

Senator Steve Handy -- Yea

Chair Lowery Snow -- Yea

Dan Hemmert -- Abstained

The motion carries with 8 ayes, 1 nay, and 1 abstained

The Chair expressed appreciation for the board and the firms who participated in the selection process and noted that we are looking forward to the negotiating process. This is only the beginning and there will be additional opportunities for other companies to participate in this project in the future.

* **BOARD DEVELOPMENT AGREEMENT SUBCOMMITTEE**

Chair Snow suggested the board consider creating a subcommittee to provide guidance to the staff and legal counsel on the development agreement negotiations to ensure that we meet public expectations and asked for volunteers from the board to serve on the subcommittee. Board members Jim Russell and Mayor Troy Walker volunteered to serve. Additional members will be needed for the subcommittee.

* **STAFF UPDATE**

Chair Snow requested that this agenda item be deferred to a later meeting.

* **ADJOURNMENT**

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

The meeting ended at 11:29 am.