Point of the Mountain State Land Authority Board

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**Meeting**

**October 11, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Representative Steve Handy

Senator Lincoln Fillmore

Commissioner David Woolstenhulme

Jim Russell

Mayor Dawn Ramsey

Mayor Troy Walker

April Cooper

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

Alan Matheson POMSLA

Scott Cuthbertson POMSLA

Sen. Jefferson Moss USHE

Steve Kellenberg Kellenberg Studio

Erin Talkington RCLCO

Muriel Xochimitl X-Factor Communications

Jacey Skinner Ballard Spahr

Cee Cee Niederhauser DFCM

Kip Wadsworth Innovation Point Partners

Matt Howell Innovation Point Partners

Patrick Gilligan Innovation Point Partners

Abbey Ehman Innovation Point Partners

Lance Bullen Innovation Point Partners

Tyler Cooper USHE

Teresa Foxley Economic Development Corporation of Utah

**Members of the Public in Attendance:**

Steve Burton

Andrew Parkin

Aaron Johnson

Abram Nielsen

Bret Milburn

Brooke Peavley

Chris Riley

David Dobbins

Deanna Hopkins

Dina Blaes

Jeff H.

Jonathan Bullen

Kenzie Gallagher

Lori Haglund

Michael Hughes

Robert Booth

On Tuesday, October 11, 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 9:04 am.

* **WELCOME**

Chair Lowry Snow welcomed the board, excused Lt. Governor Deidre Henderson who was away attending the One Utah Summit in Cedar City and provided a review of the board’s activities for the month.

* **PUBLIC COMMENT**

Chair Snow opened the meeting for public comment subject to the board’s rules and procedures. Steve Burton expressed his support for the iconic structure at The Point and provided feedback on the recent survey concerning the structure.

The Chair requested that approval of the minutes would be delayed until a quorum was present.

* **UPDATE ON INNOVATION DISTRICT**

Rep. Jefferson Moss and Keith Marmer, Chief Innovations Officer at the University of Utah reported on lessons learned from visits to innovation centers and the work of the innovation district visioning committee. Rep. Moss’ presentation included the following points:

* + Tour of innovations programs offered by Utah schools and the coordination with programs at The Point
  + Site Visits to Innovation Districts and Key Takeaways
  + Final Thoughts
    - Placemaking is critical and innovation district needs to be at the heart of the project
    - Workforce is critical – talent is the top priority
    - Collaboration – Stakeholders need to be fully engaged and mutually aligned (industry, higher ed, policy makers).

Keith Marmer, presented on the activities of the Visioning Committee for the Innovation District over the past few months. Highlights of his presentation included:

* + Broader Scope of Space Ideas
  + Timeline and Next Steps for Programming
    - Bumpability – creating an environment people will want to be part of and where people from different disciplines will connect.
    - Workforce Development
    - Each university having an established presence at The Point

Theresa Foxley with the Economic Development Corporation of Utah and a member of the Visioning Committee reported on the activities of the Technology Working Group. Talking points included:

* + Technology Criteria and Focus
  + Trends Happening in the Economy Today
  + Analysis Phase
  + Federal Funding Opportunities
  + Recent and Future Growth

There were questions concerning the role of mass transit in corporate recruitment for the site, the timing for approaching companies, collaboration with the other emerging innovation districts in the state, the location and proximity of phase 1A of the innovation district to residential areas, incorporation of educational programs for K-12 schools in the area, the funding for each phase of land development, and the importance of design and programmatic elements of the project.

* **APPROVAL OF MINUTES FROM THE SEPTEMBER 13, 2022 MEETING**

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

## MOTION: Jim Russell moved to approve the minutes of the September 13, 2022 board meeting. The motion was seconded by Mayor Dawn Ramsey and passed unanimously.

* **PROGRESS REPORT ON LEGAL DOCUMENTS**

Because of time restrictions, this agenda item will be heard at a later date.

* **PROGRESS REPORT ON POMSLA-IPP WORKING GROUPS**

Scott Cuthbertson, Deputy Director of The Point and Abbey Ehman from Innovative Point Partners reported on their progress over the past month toward reaching an agreement on development issues which included a signed memo of understanding. Highlights of their presentation included:

* + Continued Momentum of the Project
    - Forward progress of documents
    - Continued collaboration with POMSLA
    - Engagement in Critical Path Efforts
  + Established Workstreams with Seven Sub-committees

Chair Snow commented on the collaborative focus between IPP and the board’s working groups and expressed appreciation for their cooperation efforts. In response to a question from a member of the public, Ms. Ehman reported they are going through a design refinement phase and will have new renderings of the project available in the spring.

* **EXECUTIVE SESSION: FINANCING OPTIONS**

Chair Snow asked for a motion from the board to move into an executive session to discuss options for financing infrastructure at The Point with Brian Baker from Zions Public Finance and Erin Talkington from RCLCO.

## MOTION: Jim Russell moved for the board to move into an executive session for the purpose of discussion financing options. The motion was seconded by Mayor Dawn Ramsey and passed unanimously.

The board entered into executive session at 10:44 am and returned at 11:17 am

Chair Snow announced the board has concluded their discussion concerning financing of infrastructure and asked if the board would like to make a motion concerning the financing options as previously discussed in closed session.

## MOTION: Jim Russell moved that the board adopt Option #3 which contains the scenario for financing that would include encouraging the legislature to increase the funding in the Revolving Loan Fund to an amount necessary to complete the baseline infrastructure at The Point and that we use the Revolving Loan Fund to make loans for the infrastructure.

It was noted that the board did not have a quorum present, so the motion could not move forward.

* **DIRECTOR’S REPORT**

Chair Snow reported because of time restrictions, any update, if needed will be emailed by Director Matheson.

* **ADJOURNMENT**

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

The meeting ended at 11:23 am.