Point of the Mountain State Land Authority Board

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**Meeting**

**November 8, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Representative Steve Handy

Senator Dan Hemmert

Commissioner David Woolstenhulme

Jim Russell

Mayor Dawn Ramsey

Mayor Troy Walker

April Cooper

Senator Jerry Stevenson

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

Mike Mower Utah Governor’s Office

Alan Matheson POMSLA

Scott Cuthbertson POMSLA

Sen. Jefferson Moss USHE

Steve Kellenberg Kellenberg Studio

Muriel Xochimitl X-Factor Communications

Jacey Skinner Ballard Spahr

Cee Cee Niederhauser DFCM

Doug Owens Utah State House of Representatives

Steven Ridge Questar Gas

Ray Butcher Questar Gas

Judd Cook Questar Gas

Mike Orton Questar Gas

Kip Wadsworth Wadsworth Development Group

Abbey Ehman Lincoln Property Company

Lance Bullen Colmena Group

Craig Lewis Callison RTKL

**Members of the Public in Attendance:**

David Dobbins

Hayden Felt

Jared Zambrana

Allison Stanley

Tiffany Morris

Edward de Avila

Dina Blaes

Deanna Hopkins

Laura Hansen

Paul Jamtgaard

LaVarr Webb

Dave Patterson

Shannon Bond

Mitzi Miranda

On Tuesday, November 8, 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 9:09 am.

* **WELCOME**

Chair Lowry Snow welcomed the board and excused Lt. Governor Henderson who was not in attendance. The Chair provided an overview 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. There were no comments from the public.

* **MINUTES OF THE OCTOBER 11, 2022 BOARD MEETING**

Chair Lowry Snow asked for a motion from the board to approve the minutes of the October 11, 2022 meeting.

## MOTION: Commissioner David Woolstenhulme moved to approve the minutes of the October 11, 2022 board meeting. The motion was seconded by Jim Russell and passed unanimously.

* **INNOVATION POINT PARTNERS PHASE 1 PLAN UPDATE**

Abbey Ehman from Lincoln Property and Craig Lewis from Callison RTKL presented a design update for the project with an emphasis on Phase 1 and sought guidance on their proposed direction from the board. Highlights of their presentation included:

* Phase 1 Concept Plan - Boundary and Study Area – Components remain firmly in place with small changes to street pattern, and how blocks are put together.
* Scenario1: Framework + IPP + East Alignment
* Scenario 2: Framework +IPP + West Alignment – Shift one block to the west for Porter Rockwell which unifies the property and open space elements.
* River to Range and Central Park are the organizing elements for the project and allow the designers to add a great shopping street for the region with recreational amenities one block away.
* Concept Plan Features
  + Core Main Street
  + Porter Rockwell Bridge and Drainage Areas
  + Residential areas and Preservation of Chapel Building
  + Event Center and Preservation of Transit Corridor (hub)
  + Smaller Spaces Programmed
  + Central Park with series of spaces that can be programmed to accommodate thousands of people
* Commitment to Open Space While Adding Connectivity and Density

Discussion included the unique micro-climate at the Point of the Mountain and the wind study conducted for the area, the Main Street and Innovation District bumpability elements, the iconic feature (s) at the site and the processes to implement this, real estate market considerations, space allocation, and parking requirements.

* **DOMINION ENERGY STRATEGIES TO MEET THE POINT’S SUSTAINABILITY GOALS**

Steve Ridge, President of Questar Gas dba Dominion Energy introduced his colleagues Ray Butcher, Judd Cook and Mike Orton. Mr. Ridge shared a presentation concerning strategies and programs to assist in meeting The Point’s sustainability goals. Highlights of his presentation included:

* Dominion and The Point share a view of sustainability as a strategic imperative
* Utah’s Natural Gas Sustainability Toolkit
  + ThermWise – If you conserve, you can save
  + GreenTherm – Support the production of renewable natural gas
  + CarbonRight – Reduce the carbon footprint of your home or business
* Common Misconceptions About Natural Gas Use in Utah: Air quality
  + Wasatch Front Emissions by Source
* Common Misconceptions About Natural Gas Use in Utah – CO2 Emissions
* Paths to Achieving Net Zero While Preserving the Benefits of Natural Gas
  + Why natural gas infrastructure?
  + Solutions-oriented approach in partnership with Dominion Energy

Comments included the excellent work Dominion Energy is doing across the state, their goals for sustainability, and efforts to provide renewable natural gas for the future.

* **RESOLUTION TO BEGIN ASSESSING ENERGY TAX**

Director Alan Matheson discussed the resolution initiating the collection of a sales and use tax on the energy used at The Point, pursuant to authority granted by the Legislature in the 2022 general session. The Point of the Mountain State Land Authority is presently operating through an appropriation from the Legislature. We are committed to become self-sustaining and anticipate the public investment in this project will be paid back multiple times. Utah Code 10-1-304 give us the authority to collect this tax and a resolution from the board is the first step to implement this process.

Jacey Skinner explained the collection of this tax will be the first type of revenue this project can receive which is 6% on top of energy costs. This tax is currently imposed by the City of Draper and will now transfer to the Land Authority.

Comments included the opportunities of municipalities to impose this tax and the creation of taxes and income for the state from The Point property.

## MOTION: Mayor Troy Walker moved to approve the resolution. The motion was seconded by Rep. Steve Handy and passed unanimously.

Char Snow announced that Agenda item #7 will not be discussed as we’ve received new information that may change the approach.

* **ADJOURNMENT**

The Chair acknowledged Mike Mower from the Governor’s office who is representing Lt. Governor Henderson while she oversees her election day duties across the state.

## MOTION: Rep. Steve Handy moved to adjourn the meeting. The motion was seconded by April Cooper and passed unanimously.

The meeting ended at 10:23 am.