Point of the Mountain State Land Authority Board

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**Meeting**

**December 13, 2022**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Representative Steve Handy

Senator Lincoln Fillmore

Jim Russell

Mayor Dawn Ramsey

Mayor Troy Walker

April Cooper

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

Alan Matheson POMSLA

Scott Cuthbertson POMSLA

Steve Kellenberg Kellenberg Studio

Muriel Xochimitl X-Factor Communications

Brandon Ray X-Factor Communications

Jacey Skinner Ballard Spahr

Kip Wadsworth Wadsworth Development Group

Abbey Ehman Lincoln Property Company

Lance Bullen Colmena Group

Craig Lewis Callison RTKL

Erin Talkington RCLCO

Peter Kindel SOM

**Members of the Public in Attendance:**

David Dobbins

Brent Allsop

Csnider

James Mellor

Elizabeth Cole

Brandon Comeau

A Stone

Edward de Avila

Dina Blaes

Deanna Hopkins

Alex Poon

Paul Jamtgaard

Chris Riley Glydways

Aabir Malik

Bret Millburn

Kenzie Gallagher

Paul Peterson

James Parker

Robert Booth

Roland Thompson

Shule Bishop

Tony Semerad

Lynn Mayer

Pet Fed

On Tuesday, December 13, 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 update 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 NOVEMBER 8, 2022 BOARD MEETING**

Chair Lowry Snow asked for a motion from the board to approve the minutes of the November 8, 2022 meeting.

## MOTION: Mayor Troy Walker moved to approve the minutes of the November 8, 2022 board meeting. The motion was seconded by Rep. Steve Handy and passed unanimously.

* **PHASE 1 DEVELOPMENT PLAN**

Innovation Point Partners representatives Abbey Ehman and Matt Howell presented their development plan for Phase 1 of The Point. Their presentation consisted of the following points:

* + Development Plan
    - Site Area – Phase I -- 99 acres
    - The Big Idea – River to Range Park, great shopping street
    - Site Plan – Zoomed out version: smaller neighborhoods that intersect
    - Overall Land Use Program – Program Uses sf
    - Initial Phase Land Use Program
    - The Promenade
    - Phase 1 Parking Summary
  + The Experience
    - The Promenade – pedestrian and vehicle traffic/delivery with the potential for close off
    - Taste of Place – smaller neighborhood retail and dining
    - Innovation Row
    - Central Park – High quality landscape investment
    - River to Range Trail – wide and intended for pedestrians and bicyclist to co-exist

Comments from the board included praise for the work performed by Innovation Point Partners, the renderings which portrayed the board’s vision for the project, concerns with the integration of public transit, opportunities for nonprofit performing arts, the possibility of changes to the structured parking and increased housing or commercial space as the project builds out, and the circulator which will meet the needs of those traveling within the site.

The Chair requested that Innovation Point Partners address the issue of the transit-oriented development as an investment opportunity for the project. Innovation Point Partners reported they have discussed with potential tenants the model of the plan that was presented to the board today and addressed the key elements of the board’s vision. They requested the board provide a motion which would allow Innovation Point Partners to move to the next phase.

Jim Russell indicated before he made a motion, he wanted to recognize the incredible work performed by Director Matheson and his team. They have moved this project forward in a very thoughtful, professional, and expeditious manner to get the board to the point where we are today. Mr. Russell gave additional directions titled “Additional Direction from the Board” which should be attached to this motion. The directions were:

1. The board recognizes they can't be involved in every decision and through this motion, we are empowering Director Matheson and his team to make decisions that keep this project moving forward on track in a timely matter; and then periodically report back on that stewardship.
2. The current IPP Phase 1 plan reflects the priorities we heard during our extensive public process and makes positive refinements to the Framework Plan we previously adopted. We direct the staff to move forward and have the ability to make some refinements that maintain the high standards and uses we have set while ensuring the plan is practical from an economic and traffic perspective.
3. We further direct that there shall be a high emphasis placed on the core main street area, central park, and river to range. Recognizing these areas are critical to the success of the development, and that we only have one shot to get them right, we want to place the emphasis on meeting the quantitative and qualitative goals of the project over schedule. Also, it is the Board’s desire to maintain a high level of input and control of the uses within this core area.
4. Like all land-use plans, this Phase 1 plan will evolve with new ideas, changes in the market, and other conditions. There may be some need to adjust how the project will be phased and delivered, but the Board desires this to be done in a way that does not in any way appear as a residential development. Furthermore, we want to preserve the uniqueness of the approved Phase 1 master plan.
5. Continue to look for and incorporated both current and future multi-modal transit options.

After these directions, Mr. Russell provided a more simplified motion.

## MOTION: Jim Russell moved that the Board:

## Determines that the phase 1 plan presented by IPP today represents a direction acceptable to the board at this stage;

## direct staff to continue to work with IPP to create more detailed plans consistent with the plans presented today;

## include a Convergence Hall at or near the core of the phase 1 development; and

## incorporate direction given by the Board titled “Additional Direction from the Board”.

The motion was seconded by Mayor Troy Walker

Chair Snow acknowledged the detailed motion including five points of direction and four summary points which are part of the motion. Generally speaking, the motion is subject to all of these terms, conditions and specifications and represents a vote of confidence from this board to have IPP move forward with the plan as presented.

**Discussion to the Motion:**

April Cooper and Mayor Ramsey expressed support for the motion.

Senator Lincoln Fillmore expressed concerns with oversight and accountability and questioned how the requirements of the motion will be measured. Mr. Russell responded that the board needs to maintain overall control. This motion allows us to accept IPP’s plan and instructs the staff to implement with emphasis on the core areas (Main Street, Central Park, and the River to Range) without deviation. Insignificant changes that still meet the intent and quantitative and qualitative measure of the plan could be made by the staff and reported to the board so there is accountability and assurance that decisions are being made consistent with the board’s direction and vision.

Director Matheson added details about the board’s subcommittee that is currently reviewing the proposals as the work moves forward. Prior to moving ahead, the board will decide whether to enter into a development agreement with the development plans appended to this agreement which will allow the board to provide refinements to the plan if needed. Included in the development agreement are provisions for governance and development review. All development proposals will have to go through that process, providing additional oversight and accountability.

Chair Snow asked Jim Russell to consider amending his motion to grant authority to Director Matheson and his staff to provide preliminary approval for changes to the phase 1 plan, subject to ultimate board approval of the development agreement which will incorporate the development plan. Prior to final approval of the development agreement, Director Matheson should create a list which details the changes made under the delegated approval powers.

## AMENDED Jim Russell amended the motion to included changes to Additional

## MOTION: Direction # 1 which shall read:

1) The board recognizes they can't be involved in every decision and through this motion, we are empowering Director Matheson and his team to make preliminary decisions that keep this project moving forward on track in a timely matter; and then periodically report to the Board and receive further approval and direction.

## The amended motion was seconded by Mayor Walker.

IPP Partners expressed their support for the motion

## The amended motion passed unanimously.

At the conclusion of the motion, Chair Snow expressed appreciation to Innovation Point Partners and explained that the board should move into an executive session to discuss the next agenda item.

## MOTION: Rep. Handy moved that the board move into an executive session to discuss agenda items 5 and 6. The motion was seconded by April Cooper and passed unanimously.

The board moved into an executive session to receive an update on the next two agenda items as per Utah Code Ann. 52-4-205(1)(d).

* **DEVELOPMENT AGREEMENT UPDATE**
* **PROJECT PROPOSAL**

At 11:30 am the board returned from the executive session.

Chair Snow paid tribute to Representative Handy who has served on the board for many years. His leadership helped with the rebranding for The Point. Representative Handy expressed appreciation for his term on the board and said he feels great satisfaction in the work and will continue watching the progress on this project.

* **ADJOURNMENT**

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

The meeting ended at 11:35 am.