Point of the Mountain State Land Authority Board

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**Meeting**

**March 14, 2023**

U**MINUTES**

**Members in Attendance:**

Representative Lowry Snow, Chair

Representative Jordan Teuscher, Chair

Representative Jeff Stenquist

Senator Lincoln Fillmore

Jim Russell

Mayor Dawn Ramsey

Mayor Troy Walker

April Cooper

Commissioner David Woolstenhulme

Ryan Starks

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

Alan Matheson POMSLA

Steve Kellenberg Kellenberg Studio

Muriel Xochimitl X-Factor Communications

Brandon Ray X-Factor Communications

Jacey Skinner Ballard Spahr

Abbey Ehman IPP Partners

Jonathan Bullen IPP Partners

Erin Talkington RCLCO

Jefferson Moss USHE

**Members of the Public in Attendance:**

David Dobbins

Deanna Hopkins

Bret Millburn

Danny Schoenfeld

Curtis Burk

Kris Klein-Pollen Sense

Kameron Dalton

Jeff Hartley

Jordan Chappelone

Robbie B

Ryan Loose

On Tuesday, March 14, 2023 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 Jordan Teuscher welcomed meeting attendees and introduced the newest board member, Ryan Starks, Executive Director of the Governor's Office of Economic Opportunity. Mr. Starks shared his gratitude for being invited to serve on the board. Chair Teuscher provided a comprehensive overview of the board's activities for the month and explained that today's meeting would be centered around some business matters that are essential to the Land Authority's operations.

* **PUBLIC COMMENT**

Chair Teuscher opened the meeting for public comment subject to the board’s rules and procedures. There were no public comments.

* **MINUTES OF THE JANUARY 10, 2023 BOARD MEETING**

Chair Teuscher asked for a motion from the board to approve the minutes of the January 10, 2023 meeting.

## MOTION: Mayor Dawn Ramsey moved to approve the minutes of the January 10, 2023 board meeting. The motion was seconded by Mayor Troy Walker and passed unanimously.

* **LEGISLATIVE SUMMARY**

Director Alan Matheson provided a summary of legislative actions affecting the Land Authority which included:

Legislative Appropriations

* $108 Million for site infrastructure into a revolving loan fund. An agreement has been reached concerning essential priorities for infrastructure with a phase-in over time. We anticipate infrastructure will start early next year.
* $200 Million for Frontrunner improvements which will include a Frontrunner station at The Point and double tracking. This accelerates the transit in the area and will require careful planning with UDOT and UTA.

Representative Jeff Moss reviewed the following allocation:

Convergence Hall

* $50 Million for Convergence Hall to drive the innovation efforts at The Point. This facility will provide a location for higher education to collaborate with the private market to discuss new opportunities, address business and other problems, and bring the best ideas and people together.

Jacey Skinner reviewed SB 289 sponsored by Senator Jerry Stevenson and Rep. Stenquist. The bill addresses the following issues:

* Affordable Housing
  + Creation of a Point of the Mountain Accommodation Tax
  + Affordable Housing Trust Fund
* Governance Issues
  + Revenue Use and Dedication
  + Additional board Member Representing Surrounding Municipality
  + Site Management Issues
  + Assistance of Other State Entities
  + Clarification for Execution of Documents relating to State Land
* Changes to Open and Public Meeting Act specific for this board

Rep. Stenquist reviewed HB 42 which provided the following:

* + $15 Million to be a catalyst for economic development through innovation
  + The creation of a board that will review possible projects that have potential for commercialization.
  + An Innovation Lab at The Point which will be part of Convergence Hall

Director Matheson underscored the importance of maintaining responsible stewardship of resources in order to benefit the people of Utah both financially and in terms of quality of life. The board is dedicated to creating long-term value.

* **CONTRACT ACTIONS**

Director Matheson explained the board has a policy giving the Director authorization to approve contracts up to $250,000 but anything over that amount must be approved by the board. He explained that the board previously engaged Sam Schwartz to create a mobility plan to reduce traffic generation from the site, including circulator, mobility hubs, micro-mobility, car sharing, and parking options. This work has been valuable and has so far cost approximately $160,000. Director Matheson proposed a contract extension of $88,000 for Sam Schwartz, $48,000 of which will be used to implement the mobility strategy and $40,000 to seek additional funding for the transportation projects which will include identification and development of grants. Director Matheson gave additional details about the federal RAISE grant.

Mayor Ramsey expressed support for the RAISE grant and commented on the time frame and the support needed for this competitive process. It was noted that The Point transportation plan is included in the state-wide transportation plan.

## MOTION: Mayor Ramsey moved that the board extend the contract with Sam Schwartz for an additional $88,000. The motion was seconded by Commissioner Woolstenhulme.

**Discussion to the Motion:**

Jim Russell expressed his support and requested an opportunity to review the original contract, extension, and the study provided by Sam Schwartz.

The motion passed unanimously

* **BOARD FINANCE AND AUDIT COMMITTEE**

Chair Teuscher explained the need to create a board finance and audit committee to review Land Authority financial statements and audits. Director Matheson expressed appreciation to GOEO, who have managed our books well. He suggested that as our finances become more complex, a finance and audit committee should be formed to provide active board oversight and feedback.

Chair Snow expressed support for increased financial transparency and suggested hiring an outside expert in finance to join the audit committee in order to provide independent oversight and support., leading to some discussion on the background of a member of the public who would serve.

Board members Jim Russell and April Cooper volunteered to serve on the audit committee with Mayor Ryan Starks replacing April on the development agreement committee.

## MOTION: Jim Russell moved that we create a board subcommittee consisting of 3-4 members experienced in financial audits to review the board’s financial data on a monthly basis and that subcommittee members be appointed by the co-chairs and report to the board. The motion was seconded by Mayor Ramsey and passed unanimously.

* **HIRING PROCESS FOR DIRECTOR OF OPERATIONS**

Director Alan Matheson reported on the hiring process and job functions for the Director of Operations. He indicated that there were nearly 130 applicants for the position. He requested board volunteers to participate in the final interview. Mayor Dawn Ramsey, Ryan Starks, and Rep. Stenquist volunteered to assist with interviews

* **EMPLOYEE BENEFITS**

Chair Teuscher asked that the board go into closed executive session as per Utah Code 52-4-205(1)(a), for the purpose of discussing employee benefits.

## MOTION: Representative Stenquist. moved that the board move into a closed executive session. The motion was seconded by Chair Lowry Snow and passed unanimously.

Chair Snow reminded board members that we anticipate taking action after the closed session and requested that a quorum be present.

The board returned from executive session at 10:42 am

## MOTION: Mayor Ramsey moved that the board return to open session. The motion was seconded by Rep Stenquist and passed unanimously.

Senator Jerry Stevenson was invited to make a motion regarding the closed meeting discussion.

## MOTION: Senator Jerry Stevenson acknowledged there are some issues with retirement benefits with the POMSLA and the Inland Port. He moved that he and Sen. Fillmore work on a resolution and return to the board within the next 4 months. The motion was seconded by Jim Russell

**Discussion to the Motion:**

Mayor Ramsey reported the board wants to get this right and are mindful of what needs to take place so that staff members are treated fairly. Senator Stevenson accepted this as an addition to his motion.

Chair Snow also expressed appreciation for Director Matheson and explained that this issue should be addressed not only for Director Matheson but to create a policy for new staff members going forward. He would like to add to the motion that the Director be part of the discussion to provide input as well. Senator Stevenson accepted this as part of the motion.

Dave Woolstenhulme requested the resolution be completed in 3 months so that it is completed prior to the end of the fiscal year. Senator Stevenson agreed to this addition to the motion.

**Restatement of the Motion:**

## MOTION: Senator Stevenson moved that he and Senator Fillmore will work over the next 3 months to come back with a resolution to address not only the acute issues that were discussed in closed session but also the long-term approach on how we can resolve some of the issues dealing with leave benefits, retirement and other items within this scope and will include Director Matheson in this discussion.

The motion passed unanimously

* **ADJOURNMENT**

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## MOTION: Rep Stenquist moved to adjourn the meeting. The motion was seconded by Mayor Ramsey and passed unanimously.

The meeting ended at 10:51 am.