Point of the Mountain State Land Authority Board

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**Meeting**

**April 11, 2023**

U**MINUTES**

**Members in Attendance:**

Representative Jordan Teuscher, Chair

Representative Jeff Stenquist

Senator Lincoln Fillmore

Senator Jerry Stevenson

Jim Russell

Mayor Dawn Ramsey

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

Bradon Ray X-Factor Communications

Jacey Skinner Ballard Spahr

Abbey Ehman IPP Partners

Rep. Jefferson Moss USHE

Tori Hooper USHE

Gabi Tellez USHE

**Members of the Public in Attendance:**

David Dobbins

Deanna Hopkins

Robbie B

Ryan Loose

Dina Blaes

Levi B

Robert Booth

Kamron Dalton

On Tuesday, April 11, 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://us06web.zoom.us/j/96212261425?pwd=MFYyTmc0VVNYbUhYNVh5MzV3WUhXQT09>

A video of the meeting can be found on The Point’s YouTube channel:

<https://youtube.com/@ThePointUtah>

The meeting was called to order at 9:00 am.

* **WELCOME**

Chair Jordan Teuscher welcomed meeting attendees and provided a comprehensive overview of the board's activities for the month. He excused Chair Lowry Snow who is away on a family commitment.

* **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 MARCH 14, 2023 BOARD MEETING**

Chair Teuscher asked for a motion from the board to approve the minutes of the March 14, 2023 meeting.

## MOTION: Rep. Jeff Stenquist moved to approve the minutes of the March 14, 2023 board meeting. The motion was seconded by Ryan Starks and passed unanimously.

* **CONSTRUCTION STORAGE SPACE AT THE POINT**

DFCM Project Manager Mike Ambre explained there is a warehouse on The Point site that will be maintained on the property during the construction phase A subcontractor for the North Capitol Building would like to rent the warehouse for a few years to store and assemble portions of the stonework for his project. In addition, there is a demolition contractor at The Point site who has set up a mobile crushing operation for concrete and stone which can be used as road base for our roads. The subcontractor would guarantee $100,000 a year or more to use our location and warehouse and we would have the crushed stone material readily available for our roads. Mr. Ambre asked for approval from the board for this partnership to allow use of our site which would benefit The Point. He assured the board that the terms would not interfere with future construction or development of The Point project. There was discussion concerning termination of a contract if the Land Authority needed to use the property, the temporary construction easement, protecting materials from theft, liability, and the monetary benefit for the project.

## MOTION: Rep. Stenquist moved that the board approve to allow for temporary use for portions of the site for third-party offsite construction storage. The motion was seconded by Senator Stevenson.

**Speaking to the Motion:**

Jim Russell added that he would like to see the motion include delegation responsibility to our Executive Director to make that determination in the future, and that we empower Alan to be able to decide and approve any temporary uses on the site that don’t impact the development of the project.

## AMENDED MOTION: Rep. Stenquist moved that the board approve for temporary use portions of the site for third-party off-site construction storage at the discretion of the Executive Director and would include any sort of offsite construction storage for temporary use outside of phase 1. The motion was seconded by Senator Stevenson and passed unanimously.

The motion passed unanimously

* **REPORT ON INNOVATION DISTRICT PROGRESS**

Rep. Jefferson Moss, reported on the progress made in planning the Innovation District at The Point. Highlights of his presentation called: Innovation District – Year One Review included:

* Innovation District – collaboration between business, industry, universities, entrepreneurs and policy
* Phase 1: Creating the Vision – Three-Pronged Approach – Data Gathering and Creation of Strategic Plan
  + Coordination with all schools
  + Site visits to learn both practices and lessons learned
  + Visioning Committees
  + Narrowed Down Industry Clusters
  + Phase 1 Take-aways
    - A need for a convening space and additional space needs
    - Fund to provide gap funding for University/College research for commercialization
    - Strategic planning for the ecosystem – community and university engagement
* Phase 2: Creating the Vehicle
  + Convergence Hall
  + Innovation Row
  + Innovation Museum & Marketspace
  + Physical Needs shared with IPP
  + Venture Studio Model
  + Industry Expert Working Groups

Gabi Tellez, Innovation District Research Associate continued the presentation

* Phase 3: University and Community Engagement
  + Technology Commercialization Amendments (HB 42)
  + Contacts with UofU, BYU, Weber, UVU and Utah Tech
  + Notable Research
  + Key Takeaways
  + Technology Trends Highlighted
  + Brainstorming

Tori Hooper – Project & Community Coordinator continued the presentation

* Phase 3: Continued
  + Community Partnerships
  + Featured News
  + Starting Points -- Utah Policy Innovation Lab
    - Governor Ceremonial Bill Signing

Comments from the board included a possible trade mission for members of the board, the movement from innovation to manufacturing, and the entrepreneurial ecosystem in Utah.

* **DIRECTOR OF OPERATIONS SEARCH**

As per Utah Code 52-4-205(1)(a) Chair Teuscher requested a motion to move into a closed executive session in order to discuss the character and competency of candidates for the Director of Operations.

## MOTION: Ryan Starks moved for the board to move into an executive session to discuss the candidates for the Director of Operations position. The motion was seconded by Rep. Stenquist and passed unanimously.

The board moved into a closed session at 10:00 am

The board returned from closed session at 10:43 am.

## MOTION: Rep. Stenquist moved that the board return from executive session into public session. The motion was seconded by Rep. Stevenson and passed unanimously.

* **DIRECTOR’S REPORT**

Director Alan Matheson brought the board up to speed on current operations, emphasizing the importance of this pivotal project. He outlined the most pressing matters at hand to ensure the board was informed of current developments.

* Development Agreement – hopefully finished in May
* Board subcommittees are meeting to provide bi-weekly updates and decisions
* Advisory committee every other week with major national developers
* IPP Team meetings to work to resolve issues and send to attorneys
* Scheduling all-hands meeting April 21st.
* Term Sheet to outline the deal points to Innovative Point Partners team
* Attorneys working on drafting the development agreement
* Board will approve the agreement before it is signed which will need a separate meeting
* Demolition at the site – 30% complete and is on schedule
* Infrastructure Planning – should be complete by end of the year so we can begin at the end of demolition
* Planning to phase the infrastructure process with proper approvals to use revolving loan fund
* Transit – UDOT is still refining some of the costs for the different modes of transit and are looking at the engineering required to service the stations at The Point
* Legislature appropriation of funding of Frontrunner Station at The Point
* Innovation District – determination of what will make a successful district
* Finance and Audit Committee – April 18th first meeting
* June Meeting approval budget for FY24
* Public Arts Program – Iconic feature at the site as part of phase 1
* Partnerships
* Consideration of a retreat for the Board to review details of critical issues

There were comments concerning the importance of making correct decisions concerning transit, and support for the board retreat.

* **ADJOURN**

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## MOTION: Rep. Stenquist moved to adjourn the meeting.

The meeting ended at 11:02 am.