Point of the Mountain State Land Authority Board

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**Meeting**

**May 9, 2023**

U**MINUTES**

**Members in Attendance:**

Lowry Snow, Chair

Representative Jordan Teuscher, Chair

Representative Jeff Stenquist

Senator Lincoln Fillmore

Senator Jerry Stevenson

Jim Russell

Mayor Dawn Ramsey

Mayor Troy Walker

Mayor Jenny Wilson

Ryan Starks

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

Alan Matheson POMSLA

Don Willie 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

Mike Ambre DFCM

**Members of the Public in Attendance:**

David Dobbins

Deanna Hopkins

Robert Booth

Rob Beck

Dina Blaes

Jeff Hartley

LaVarr Webb

Hayden Felt

Parker Williams

Mollie Russell

Laura Hansen

Lori Haglund

D. Carroll

Roman Groesbeck

On Tuesday, May 9, 2023 the Point of the Mountain State Land Authority Board held a meeting in 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:

[https://youtube.com/@ThePointUtah](https://youtube.com/%40ThePointUtah)

The meeting was called to order at 9:16 AM.

* **WELCOME**

Chair Lowry Snow warmly welcomed all meeting attendees, including members of the media and the public. He also acknowledged the presence of Salt Lake County Mayor Jenney Wilson, who will be joining the board. In response, Mayor Wilson expressed her gratitude for the opportunity to serve on the board and contribute to its work.

* **PUBLIC COMMENT**

Chair Snow opened the meeting for public comment subject to the board’s rules and procedures. Rob Beck, a property owner near The Point expressed concern with The Point development. Director Alan Matheson expressed the importance of receiving input from residents in the area and the impact to their properties. He explained there will be continuing opportunities for public input on the project.

* **MINUTES OF THE APRIL 11, 2023 BOARD MEETING**

Chair Snow asked for a motion from the board to approve the minutes of the April 11, 2023 meeting.

##  MOTION: Mayor Walker moved to approve the minutes of the April 11, 2023 board meeting. The motion was seconded by Rep. Stenquist and passed unanimously.

* **INTRODUCTION OF DON WILLIE, NEW DIRECTOR OF OPERATIONS**

Director Alan Matheson introduced Don Willie, new Director of Operations for The Point. The selection committee went through an extensive process to cover this position. Don brings a great deal of experience along with connections and relationships, most recently as the COO of the South Valley Chamber of Commerce. Mr. Willie expressed his appreciation for the opportunity to serve in the position and to be a part of the project. He emphasized his commitment to leading with integrity and transparency.

* **FY24 BUDGET REVIEW**

Director Matheson provided highlights of the FY24 budget and reviewed appropriations from the Legislature from previous fiscal years. The project has always operated under budget as we try to be very frugal with these revenues until the project can be self-sufficient. Personnel expenses have been lower as only two positions have been filled, but we anticipate adding another person to the staff which will warrant the additional costs. The bulk of the budget is for service contracts which will include implementation of studies, professional and technical services, planning and consultants. Jim Russell reported that he and April Cooper served on the finance committee and expressed their support for the FY24 budget.

The board expressed no concerns with the proposed budget and will take formal action to approve a FY24 budget during the June board meeting.

Chair Snow reminded the board that state law permits them to convene in a closed executive session for specific purposes. As the next five topics slated for discussion fall under this requirement, he requested that a motion be made to move into closed session.

##  MOTION: Jim Russell moved to move into closed executive session to discuss the five topics. The motion was seconded by Mayor Wilson and passed unanimously.

At 9:42 AM, the board moved into closed session to discuss the following items:

 **Proposed Amendment to the Framework Plan**

 **Proposal to Purchase, Exchange or Lease Real Property**

 **Infrastructure Funding Proposal**

 **Development Agreement Update**

 **Personnel Matter**

The board returned from closed session at 11:16 AM.

##  MOTION: Rep. Jordan Teuscher moved for the board to return to open session. The motion was seconded by Ryan Starks and passed unanimously.

Chair Snow announced that the board will take action on one of the agenda items discussed in closed session.

* **INFRASTRUCTURE FUNDING PROPOSAL**

##  MOTION: Jim Russell moved that we move forward with a request for money from the revolving loan fund to support the full buildout of infrastructure supporting phase one and partial buildout of roads connecting to phase one, and to go through the process of requesting funds from the Revolving Loan Fund Committee and the Executive Appropriations Committee.

**Speaking to the Motion**:

Mr. Russell explained that the board looked at three options for infrastructure development which consisted of the minimal build, intermediate build and the full build out for phase 1 which would be needed to support traffic and utilities to the site. The costs of all three options were carefully analyzed and evaluated with regard to their impact on the overall project and budget. Hopefully, the board agrees that pursuing the full build is in the best interest of the project. By doing so, we can create a cohesive and inviting atmosphere around Phase 1 of the site, thus increasing the potential for attracting the best companies and further development at The Point.

##  The motion passed unanimously.

* **ADJOURN**

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##  MOTION: Rep. Jordan Teuscher moved to adjourn the meeting. The motion was seconded by Mayor Wilson and passed unanimously.

The meeting ended at 11:24 AM.