



Point of the Mountain State Land Authority Board

May 12th , 2020

Remote Meeting – Google Hangouts

2:00 – 3:30 pm

MINUTES

(unapproved)

Representative Snow called the meeting to order at 2:03 pm

1. Welcome/Call to Order/Establish Quorum

Board members present electronically were: Lt. Governor Spencer Cox, Representative Lowry Snow, Val Hale, Representative Steve Handy, Mayor Walker, Mayor Ramsey, April Cooper, Jim Russell, and Senator Lincoln Fillmore.

Absent Board members: Commissioner David Woolstenhulme, Senator Jerry Stevenson

Others present electronically: Alan Matheson, Executive Director for the Point of the Mountain State Land Authority Board, Jacey Skinner, Legal Counsel, Erin Talkington, RCLCO, Muriel Xochimitl, X-Factor Communications, Jared Morgan, GWC Capital, Kirsten Rappleye, Chief of Staff to the Lt. Governor, Tyler Cain, Executive Assistant to the Lt. Governor

The Legal Team from Ballard Spahr introduced themselves to the Board.

The Board moved to approve minutes for the January 15th, 2020 meeting/retreat.

Motion: Mayor Walker Second: April Cooper

Final Vote: Unanimous

2. Approval of Minutes

No members of the public provided a comment to the Board.

3. Public Comment

Erin Talkington, Managing Director and the Director of Consulting at RCLCO, provided a presentation to the Board

4. RCLCO Presentation

Erin covered the previous work performed by the Point of the Mountain Development Commission and a timeline for drafting economic development/land use strategy options.

Mayor Walker and April Cooper asked about how RCLCO plans to effectively incorporate the impacts of the COVID-19 outbreak into real estate projections.

The X-Factor Communications team, directed by Muriel Xochimitl, discussed the timeline for their draft communications plan, the branding process schedule, and high-level public and stakeholder outreach goals.

5. X-Factor Presentation

X-Factor indicated they will be working in lockstep with Alan Matheson and RCLCO.

Representative Snow suggested X-Factor reach out to some of the CEOs within the Silicon Slopes business community.

5. X-Factor Presentation

Jared Morgan, Senior Project Manager at GWC Capital, provided a presentation regarding Clyde Company’s future land use plans within the area and their relationship to the Point of the Mountain project site.

6. Clyde Co. Presentation

Representative Handy asked about Clyde Company’s timeline for when mining will be complete and residential/transit-oriented development will begin.

Jared indicated mining will not be complete and residential/transit-oriented development would not occur for another 20+ years.

Representative Snow re-agendized and reminded the Board to fulfill their nonprofit board member training mandated by statute.

8. Required Board Training

Alan requested authority from the Board to – when necessary -- to begin a solicitation process to engage a planning project manager.

7. Planning/Design Consultant Proposal

The Board moved to grant Alan permission to begin a solicitation process (using State procurement methods) for a planning project manager in the coming months.

Motion: Val Hale Second: Jim Russell
Final Vote: Unanimous

Alan reported the following items:

- Three board members had been formally reappointed.
- DFCM engaged Horrocks Engineering to conduct a site assessment by the end of July. The assessment would include info on archaeological, topological, and environmental features, as well as underground utilities, and a limited soil survey. DFCM agreed to incur the up-front cost and the Board will reimburse them.
- The Legislature and Executive branches have required state entities to prepare revised budgets with reductions of 2%, 5%, and 10% in light of the COVID-19 outbreak.
- Level one of the Transit Alternative Analysis is complete. UTA’s consulting team has developed various lightrail and BRT route options extending lightrail into Utah County. The analysis is slated to be complete by the end of Summer 2020. RCLCO is also examining the Transit Alternatives Analysis results.
- U of U Administration is considering how they could be involved at the project site.
- The Board is working with Draper City on an interlocal agreement to define the relationship between the authority and the city.
- The Kem C. Gardner Policy Institute recently recommended building an air quality research center and suggested it could be placed on the project site.
- Bruce Katz, Founder of Global Institute for Innovation Districts, is interested in the project and willing to provide informal advice as the project progresses.

9. Director’s Report

The Board moved to adjourn the meeting.

Motion: Val Hale Second: Mayor Walker
Final Vote: Unanimous

10. Adjourn