



Utah Governor's Office *of* Economic Development

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Point of the Mountain State Land Authority Board
Tuesday, July 31, 2018
The Capitol Board Room – Utah State Capitol
2:30 pm to 4:00 pm

MINUTES

(Approved, 12/19/18)

Lt. Governor Spencer Cox and Representative Lowry Snow called the meeting to order at 2:33 pm in the Capitol Board Room.

1. Welcome/ Call to Order /
Establish Quorum

Board members present were: Lt. Governor Cox, Lowry Snow, April Cooper, Lincoln Fillmore, Val Hale, Dawn Ramsey, Jim Russell, Jerry Stevenson. Chris Pieper was present from the Attorney General's office.

He announced that Representative Stratton asked to be excused from today's meeting.

Ms. Kathy Whitehead (notary) was present and administered the Oath of Office to Commissioner David Buhler.

2. Oath of Office

Mr. Buhler noted a spelling correction to the proposed minutes, which will be included in the amended minutes.

3. Approval of Minutes,
June 26, 2018

The Board approved the Minutes of June 26, 2018.

Motion: Russell (as corrected for spelling) Second: Hale
Final Vote: Unanimous

Mr. Pieper provided a brief overview of the parameters of the proposed policy as it relates to participation for future meetings of this Board.

4. Approval of Resolution:
Electronic Meeting
Policy

The Board moved to adopt the Resolution as presented for the Electronic Meeting Policy.

Motion: Ramsey Second: Hale Final Vote: Unanimous

Mr. Hale provided an overview of the proposed budget developed for this Authority and the items included within.

5. Presentation/Discussion
of Preliminary Budget

Ms. Cooper noted the Board may need to prepare an audit for this first year. They discussed that this money would be audited at the end of the fiscal year, in July 2019.

It was noted this Board cannot approve this budget as it must be listed for a Public Hearing before approval can occur.

Mr. Russell noted that the link to the map shown at the meeting would be sent out to the Board members.

6. DFCM Presentations

Review of Prison Site/POM Area Map

Mr. Lee Fairbourn (Real Estate Manager, DFCM) shared and described the interactive map, highlighting information about the various components of the POM site, including the agencies that have facilities located within these areas, and the proposed developments for each.

Mr. Snow noted that he and the Lt. Governor would like to see a discussion regarding transportation in and around this area at a future meeting, as it will be an important topic in this area and how the UDOT/public transportation stations and rail lines will be incorporated.

Some of the additional topics that were highlighted included:

- Existing facilities owned by various entities (public, private, state, etc)
- Newly constructed roads, plans for future roads and connections between them
- Current public transportation in place and ideas for the future
- Water sources/wells running through the acres
- Transportation plans for future rail/public transportation in these area
- Existing power lines and future needs for them
- Existing water lines
- Easements

UCA 63A-5-222 Conservation Easement

Mr. Mike Kelley (Assistant Attorney General, DFCM) provided information about this land that falls within the POM area. He reviewed the statute and what is scheduled to be done with this land easement.

He briefly added information about the water wells in the area, and who currently owns them. He highlighted the area of Camp Williams and the proximity to the POM land.

Mr. Snow recommended that this easement be further reviewed to determine what is held by the third party, what activities it has, and what the future of it is as far as its inclusion in the POM land.

UCA 39-10 West Sentinel Landscape Act

Mr. Snow noted he executed chair privilege and invited Mr. Cornell Christensen (Department of Natural Resources – Division of Forestry, Fire and State Lands) to today's meeting. Mr. Christensen distributed a handout with information about the Forestry facility. His discussion included information about the existing facility and future facility-requested specifications in order to keep things functioning in an efficient manner for many years to come.

Mr. Snow added this is an important facility that will need to be included as the plans for this area moving forward.

General comments were made by the following people, including:

- Val Hale - establishing subcommittees in the future (transportation, corporate recruitment/business, land development, etc)
- April Cooper – viewing of title work, encumbrances, potential liens and corporate recruitment efforts
- Lowry Snow – importance of critical infrastructure, transportation, and the incorporation within the areas; plans to invite UDOT and UTA to a meeting
- Jerry Stevenson – work already done or discussed by Draper City and Envision Utah; requested a report to this Board from UDOT in the future in regards to this topic
- Lt. Governor Cox – moving forward, the topic of land use will need to be discussed in greater depth
- Lee Fairbourn – title commitments
- Lowry Snow/Lt. Governor –potential boundary/structure survey(s) to possibly be conducted; they requested Chris Pieper advise the group regarding this procedure, the procurement code and if the POM Authority can fund or request such items

7. Open Discussion
Relating to the
Establishment of the
Authority

Mr. Snow suggested that the chairs take this discussion, including the suggestions, and come back with a list of possible committees and how to populate them.

Lt. Governor Cox noted they will talk about a proposed timeline for the next 4-5 years in order to see the big picture moving forward and put the details in place.

Mr. Hale added that this authority has until 2022 to get up and running (when the prison site closes and moves to their new facility).

Mr. Russell asked if DFCM should bring a proposal to vote on at the next meeting for the survey with some of the POM funding available. Mr. Hale asked if Mr. Russell could provide a cost for that, we can put it in the proposed budget.

8. Discussion of Next
Meeting Date

The Lt. Governor and Mr. Snow thanked the board for being here and for their service. This is one of the largest projects our state will ever see, and it is so important for us to get everything put into place now to benefit us for future generations.

9. Adjourn

There being no further business, the meeting was adjourned at 3:48 pm.

Motion: Stevenson Second: Hale Final Vote: Unanimous