



Point of the Mountain State Land Authority Board

August 11th, 2020

Remote Meeting – Google Hangouts

2:00 – 3:30 pm

MINUTES

Representative Snow called the meeting to order at 2:04 pm

1. Welcome/Call to Order/Establish Quorum

Board members present electronically were: Representative Lowry Snow, Val Hale, Representative Steve Handy, Mayor Walker, Mayor Ramsey, April Cooper, Jim Russell, Commissioner David Woolstenhulme, and Senator Lincoln Fillmore

Absent Board members: Lt. Governor Cox and Senator Jerry Stevenson

Others present electronically: Alan Matheson, Executive Director for the Point of the Mountain State Land Authority, Erin Talkington, RCLCO, Muriel Xochimitl, X-Factor Communications, Tyler Cain, Executive Assistant to the Lt. Governor, Steven Kellenberg, Planning Director for The Point, and Cee Cee Niederhauser, Executive Assistant for the Division of Facilities Construction Management

The Board moved to approve minutes from the July 14th, 2020 and July 27th meetings.

2. & 3. Approval of Minutes

Motion: Mayor Walker Second: Commissioner Woolstenhulme

Final Vote: Unanimous

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

4. Public Comment

Jim Russell would have to depart from the meeting early, so Agenda Item #8 was moved forward.

8. Update on Properties Adjacent to Prison

Jim indicated there were two state facilities within the project site that could be relocated. The first is the DNR Lone Peak facility (35 acres), and the intention is to move them to a 10-acre parcel in South Salt Lake. This relocation project would be proposed through the Building Board and the Legislature. It would cost \$13 million to relocate. The second facility is the State Surplus/Fleet Services facility, which would cost a little less than \$1 million to move.

These facilities would begin their moving process in July 2021. The State Prison is slated to be vacated by July 2022.

Jim Russell and Rep. Snow posited the development potential for these properties would outweigh the cost to relocate them. Jim Russell stated future support from the Board would be helpful when this is proposed before the Legislature.

Steven Kellenberg introduced himself to the Board and provided an overview of his professional history. He also discussed his process moving forward, which included: building a team, providing a program of work, and getting the project scoped and contracted after a round of RFQs and RFPs. He anticipated this would take the remainder

5. Planning Director Introduction

of the year. He said he would also work to meet Alan's timeline of developing a master plan by the middle of 2021, which would include establishing guiding principles, defining public involvement and outreach goals, and issuing design and planning guidance.

5. Planning Director
Introduction

Erin Talkington provided a presentation on various case studies of innovation districts throughout the nation. Biotech/Clinical, AI, and traditional Academic Research emerged as potential catalyst industries for the project site. The role of POMSLA, formal decision-making process, the balance of power between future development partners, as well as the number of future development partners still need to be defined.

6. RCLCO
Recommendations
on Organizational
Structure and
Economic
Development

April Cooper and Steve Kellenberg provided a message of caution for situations when there is only a real estate single developer involved, as it is more challenging to remain dynamic as an entity.

Rep. Snow proposed that this agenda item and discussion be carried over to the next Board meeting to further delineate organizational structure and concept. Mayor Ramsey and Rep. Handy agreed this should be carried over to the next meeting.

Rep Snow suggested that Alan and RCLCO work together to present 2-3 options for potential organizational structures for the Board to consider at the next meeting.

Muriel/X-Factor Communication reported their firm was working on creating branding guidelines/logo usage standards, as well as templates for PowerPoint presentations, letterhead, business cards, etc. She also detailed the plan for the public rollout of The Point. Muriel also previewed the promotional video and the website for The Point.

7. Review and
Approval of
POMSLA
Communications
Products

Alan reported that all 5 of the Working Groups had met prior to the Board meeting and displayed promising signs of engagement. Alan synthesized information from the initial Working Group meetings as well as information from the Point of the Mountain Development Commission to identify key concepts specific to each Working Group. This list of key concepts will also be supplemented by a survey that would ask the working group members to prioritize the key concepts. The survey results would serve as the raw material in future Requests for Qualifications from planning firms and provide them an idea for what the Board is striving to accomplish.

9. Initial Meetings of
the Working
Groups

Alan would be sending an emailed version of his Director's Report.

10. Director's Report

The Board moved to adjourn.

11. Adjourn

Motion: Mayor Walker

Second: Representative Handy

Final Vote: Unanimous