



Board of Trustees Meeting Minutes

Thursday, January 18, 2024, 9:00 a.m.
6th Floor Boardroom, 102 South 200 East, SLC, Utah, 84111

Welcome: At 9:01 a.m., Chair Donegan welcomed the board, staff, and visitors.

Attending Board Members

Dave Donegan, Chair
Warren Peterson, Vice-chair
Bryan Harris
Tiffany James
Mike Mower
Mike Nelson
Dan Simons, Virtual (V)

Attending Staff & Public

Michelle McConkie, Trust Lands Director
Eric Baim, Financial Analyst & Project Manager (SLC), Real Estate Development
Stephanie Barber-Renteria, Managing Director (SLC), Energy & Minerals
Scott Bartlett, Managing Director, Operations
Andy Bedingfield, Asst Managing Director (SLC), Energy & Minerals
Keli Beard, Senior Legal Counsel
Margaret Bird
Matthias Boone, Office of Legislative Audit
Gates Campbell, Law Student
Scott Chamberlain, Rangeland Resources Manager (Richfield), Surface Resources
Tom & Sue Faddies, Honored TLA Retiree & Spouse
Chris Fausett, Managing Director (SLC), Surface Resources
Ashton Hatch, Land Trusts Protection & Advocacy Office
Mike Healy, Lease Manager/Residential & Agricultural (SLC), Surface Resources
Troy Herold, Asst Managing Director (SLC), Energy & Minerals
Mike Johnson, Chief Legal Counsel
Lisa Stamps Jones, Executive Assistant to the Board of Trustees
Brent Kasza, Special Agent, Utah Attorney General's Office
Marla Kennedy, Communications & Government Affairs Director
Diane Lund, Asst Managing Director/Land Sales Coordinator (SLC), Surface Resources
Deborah Memmott, Finance Director
Heather Murray, Lease Manager (Vernal), Energy & Minerals (V)
Cranford Newell, representing Bayless, Producer LLC
Joelette Organista, Communications Specialist
Kyle Pasley, Managing Director (Washington/SLC), Real Estate Development
Pam Pedersen, Principal, East High School

Attending Staff & Public (continued)

Paula Plant, State Board of Education

Chanse Rinderknecht, Geoscientist & Lease Manager (Vernal), Energy & Minerals (V)

Jessie Stuart, Land Trusts Protection & Advocacy Office

Bryan Torgerson, Asst Managing Director (Monticello), Surface Resources (V)

Ron Torgerson, Asst Managing Director (Richfield), Surface Resources

Vincent Wayodi, IT Support

Trust Lands Funds in Action: Ms. Kennedy introduced Ms. Pederson who provided a “Land Trust Mid-year Report & Reflection.” The presentation can be found at <https://www.utah.gov/pmnl/files/1075907.pdf>.

Chair’s Report: Chair Donegan explained that he studied a histogram of TLA employee tenure. 60% of TLA staff have been with the agency 10+ years. He commended the staff for creating a culture that can overcome challenges. He then spoke favorably about retiring Geologist, Mr. Faddies specifically: “He knows everything about mining. He understands the history and cultural implications—not just on Trust Lands, but throughout the nation. He knows the trends. . . Tom is such a treasure for this organization. . . Tom treats knowledge like goodwill; he’ll share it with anybody who’s interested. . . He’ll leave a big hole in the agency. Everyone who’s worked with him has benefitted from his knowledge.”

Director’s Report: Director McConkie echoed the Chair’s comments regarding Mr. Faddies and the quality of team members at Trust Lands. She announced to the board three recent staffing changes the agency has made: Marcos Santana was hired in IT Support; Mr. Bartlett was promoted from Surface Resources to Managing Director, Operations; and Ms. Lund was promoted within Surface Resources to Assistant Managing Director after 31 years at the agency.

She then introduced Chris Fausett, Bryan Torgerson, and Ron Torgerson to speak about the Beaver Mountain Shooting Range Remediation. The presentation can be found at <https://www.utah.gov/pmnl/files/1075909.pdf>. Vice-chair Peterson, Mr. Nelson, and Chair Donegan commented on the issues and commended the team for a job well done.

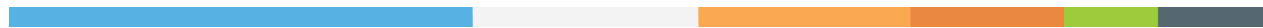
Advocate’s Report: On behalf of the Land Trusts Protection & Advocacy Office (LTPAO), Ms. Stuart thanked Director McConkie, Mr. Pasley, Ms. Kennedy, and Mr. Johnson for their efforts assisting with legislative analysis and outreach during the current legislative session. They are working with SITFO and School Children’s Trust as well. The TLA Board Nominating Committee has begun its work to choose a new TLA Board member for July 2024. The LTPAO Annual Report is included in the Board packet and can be found at <https://www.utah.gov/pmnl/files/1075911.pdf>. LTPAO is grateful to Ms. Kennedy who assisted in the creation of the document. There were major modifications to the style and content of the report this year thanks to the joint effort.

Action Item 8a: Mr. Fausett and Mr. R. Torgerson proposed a negotiated sale of Cricket Mountain parcels to Graymont Western US. The presentation can be found at <https://www.utah.gov/pmnl/files/1075913.pdf>. Chair Donegan commented on the project. Mr. Nelson moved that the staff proceed with the negotiated sale of the property on the terms set forth in the memorandum to the Board and for the agency to execute and take all further actions necessary to finalize the transaction. Ms. James seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



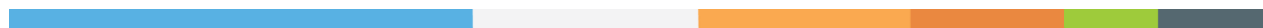
- Chairman Donegan
- Vice-chairman Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

Action Item 8b: Mr. B. Torgerson proposed to lease with option to purchase land to Vickie Clark. The presentation can be found at <https://www.utah.gov/pmn/files/1075915.pdf>. Chair Donegan commented on the issues. Mr. Mower moved that staff proceed with the OBA to lease the subject property, with an option to purchase, on the terms set forth in the Board Memorandum, and for the agency to execute and take all further actions necessary to finalize the transaction. Mr. Harris seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



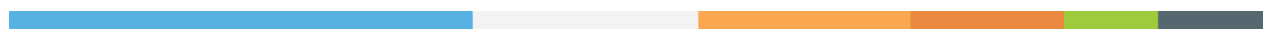
- Chairman Donegan
- Vice-chairman Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

Action Item 8c: Mr. Baim proposed a development exchange with Grantsville Soil Conservation District. The presentation can be found at <https://www.utah.gov/pmn/files/1075917.pdf>. Vice-chair Peterson and Ms. James commented on the issues. Vice-chair Peterson moved that the Board approve the proposed development exchange with the Grantsville Soil Conservation District as described in the Board Memorandum including associated capital expenses and for the agency to take all further actions necessary to finalize the exchange. Ms. James seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



- Chairman Donegan
- Vice-chairman Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

Action Item 8d: Mr. Bedingfield proposed an exploration agreement with option to lease clay with Ionic Mineral Technologies. His presentation can be found at <https://www.utah.gov/pmn/files/1075919.pdf>. Vice-chair Peterson and Chair Donegan commented on the issues. Mr. Harris moved to approve the proposed project as outlined in the Board Memorandum. Mr. Nelson seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



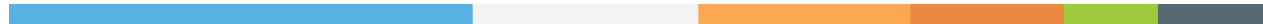
Chairman Donegan
Vice-chairman Peterson
Mr. Harris
Ms. James
Mr. Mower
Mr. Nelson
Mr. Simons

Action Item 8e: Mr. Rinderknecht proposed the Sand Bar OBA with Bro Energy. His presentation can be found at <https://www.utah.gov/pmn/files/1075921.pdf>. Vice-chair Peterson and Chair Donegan commented on the issues. Vice-chair Peterson moved to approve the Sand Bar OBA on the terms set forth in the Board Memorandum and to have the agency take all further actions necessary to finalize the transaction. Mr. Nelson seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



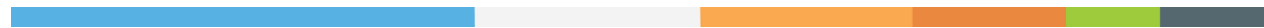
Chairman Donegan
Vice-chairman Peterson
Mr. Harris
Ms. James
Mr. Mower
Mr. Nelson
Mr. Simons

Action Item 8f: Ms. Barber-Renteria thanked Mr. Newell for attending the meeting, representing Robert L. Bayless, Producer LLC. Mr. Rinderknecht proposed the Rock House OBA with Robert L. Bayless, Producer LLC. His presentation can be found at <https://www.utah.gov/pmn/files/1075921.pdf>. Vice-chair Peterson and Chair Donegan commented on the issues. Mr. Nelson moved that the Board approve the Rock House OBA on the terms set forth in the Board Memorandum and to have the agency take all further actions necessary to finalize the transaction. Vice-chair Peterson seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



Chairman Donegan
 Vice-chairman Peterson
 Mr. Harris
 Ms. James
 Mr. Mower
 Mr. Nelson
 Mr. Simons

Action Item 8g: Ms. Murray proposed the Deep Creek OBA with JWT Ranch. Her presentation can be found at <https://www.utah.gov/pmn/files/1075927.pdf>. Chair Donegan and Ms. James commented on the issues. Mr. Harris moved that the Board approve the proposed project as outlined in the Board Memorandum. Ms. James seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused



Chairman Donegan
 Vice-chairman Peterson
 Mr. Harris
 Ms. James
 Mr. Mower
 Mr. Nelson
 Mr. Simons

Notification Items:

- **9a** Virgin Town Water Tank parcel, introduced by Mr. Fausett. The presentation can be found at <https://www.utah.gov/pmn/files/1075923.pdf>.
- **9b** Silver Reef area parcel, introduced by Mr. Pasley. The presentation can be found at <https://www.utah.gov/pmn/files/1075925.pdf>.
- **9c** Minor development transaction with BCI Investments, introduced by Mr. Pasley with comment by Mr. Nelson.

Additional Notification Items

- Mr. Peterson took a moment to inform the board that the January 17, 2024 issue of the *Millard County Chronicle-Progress* gave “not quite top billing” on page one—a big color-spread article about Trust Lands: “*SITLA to Millard County: Industrial Growth Spurt on the Horizon*” with a map of the Trust Land properties in Millard County and the prospects for uses for those properties, including IPP Block, ACES, Sawtooth, and more. Ms. Barber-Renteria asked to recognize Mr. Herold for the good quotes in the article.

Adjourn:

At 10:55 a.m., Mr. Mower moved to adjourn. Mr. Nelson seconded the motion. The vote was unanimous in the affirmative.

Yea

Nay

Excused

Chairman Donegan
Vice-chairman Peterson
Mr. Harris
Ms. James
Mr. Mower
Mr. Nelson
Mr. Simons

Respectfully Submitted,
Lisa Stamps Jones
February 15, 2024

Audio of this meeting can be found at
<https://www.utah.gov/pmn/files/1075905.m4a>.