



# TRUST LANDS ADMINISTRATION

SUPPORTING SCHOOLS AND INSTITUTIONS

## Board of Trustees Meeting Minutes

Thursday, November 16, 2023, 9:00 a.m.  
6<sup>th</sup> 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, Virtual (V)  
Bryan Harris  
Tiffany James (V)  
Mike Mower  
Mike Nelson  
Dan Simons

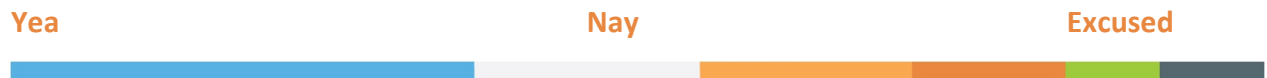
### Attending Staff & Public

Michelle McConkie, Trust Lands Director  
Scott Ruppe, Deputy Director  
Eric Baim, Financial Analyst & Project Manager (SLC), Real Estate Development  
Andy Bedingfield, Assistant Managing Director (SLC), Energy & Minerals  
Kira Bennett, State School Board  
Kim Christy, Land Trust Protection and Advocacy Office (LTPAO)  
Chris Fausett, Managing Director (SLC), Surface Resources  
Ashton Hatch, Land Trust Protection and Advocacy Office (LTPAO)  
Troy Herold, Assistant Managing Director (SLC), Energy & Minerals  
Mike Johnson, Chief Legal Counsel  
Aaron Jones, Attorney General's Office  
Holly Korous, State Board of Education  
Marla Kennedy, Communications & Government Affairs Director  
Chelsea Meacham, Administrative Assistant  
Joelette Organista, Communications Specialist  
Kyle Pasley, Managing Director (Washington, UT/SLC), Real Estate Development  
Paula Plant, State Board of Education  
Chanse Rinderknecht (V), Geoscientist & Lease Manager (Vernal), Energy & Minerals  
Chris Shiraldi, Legal Counsel  
Jessie Stuart, Land Trust Protection & Advocacy Office (LTPAO)  
Vincent Wayodi, IT Support

**Trust Lands Funds in Action:** Ms. Kennedy introduced Director Dr. Sonia Woodbury from City Academy who explained that they use trust funds money for math programs. She has seen funding multiply 10x in the 20 years since the school opened. She thanked the board for their work growing the fund.

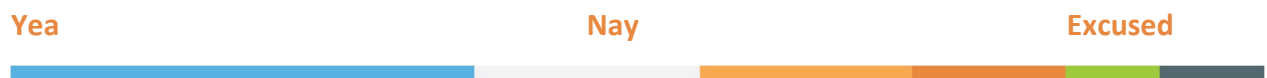
**Public Comments:** Ms. Plant introduced her staff: Ms. Korous who is training School & Community Councils and Ms. Bennett who is working with back-end compliance and distributions to schools.

**Action Item 6a:** Mr. Pasley presented a proposal to approve a major development transaction: Sale of 763 Acres +/- in the Northwest Quadrant of Salt Lake City. His presentation can be found at <https://www.utah.gov/pmn/files/1107109.pdf>. Mr. Simons and Vice-chair Peterson spoke to the issues. Vice-chair Peterson moved ***that in accordance with the U.A.C. R850-140-900, the Board determines that an economic opportunity favorable to the trust beneficiaries may otherwise be lost and other good cause exists that is in furtherance of the statutory obligations of the Board, therefore, the Board authorizes the agency to deviate from the transaction approval process set forth in the rules in negotiating the terms of the proposed transaction as described in the staff presentation.*** Mr. Mower seconded the motion. The vote was unanimous in the affirmative.



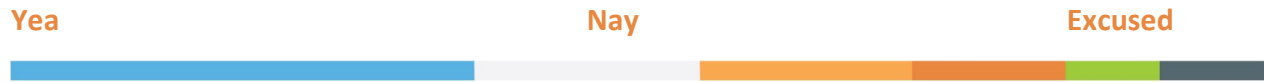
- Chairman Donegan
- Vice-chairman Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

Additionally, Vice-chair Peterson moved ***that the Board authorize the Director to finalize negotiations and documentation for the sale of the NTL Property at her discretion in accordance with the details set forth in the presentation.*** See slides 5 & 6 of <https://www.utah.gov/pmn/files/1107109.pdf> for key terms that are subsumed in the motion. Mr. Simons seconded the motion. The vote was unanimous in the affirmative.



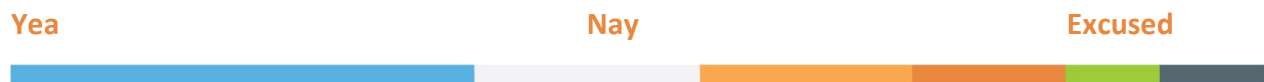
- Chairman Donegan
- Vice-chairman Peterson
- Mr. Harris
- Ms. James

**Action Item 6a:** Vote on Vice-Chair Peterson’s 2<sup>nd</sup> motion (continued)



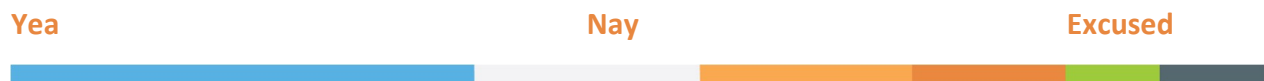
- Mr. Mower
- Mr. Nelson
- Mr. Simons

**Action Item 6b:** Mr. Rinderknecht proposed an agreement to issue a Geothermal Agreement OBA to Blackrock Desert (RNBL 2007). The presentation can be found at <https://www.utah.gov/pmn/files/1107111.pdf>. Mr. Mower, Mr. Harris, and Vice-chair Peterson spoke to the issues. Mr. Nelson moved **to approve the transaction as outlined in the Board Memorandum**. Mr. Harris seconded the motion. The vote was unanimous in the affirmative.



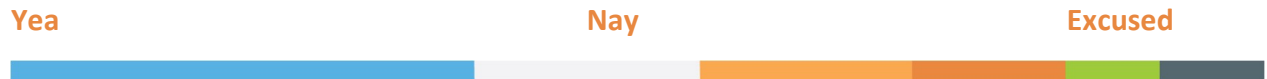
- Chair Donegan
- Vice-chair Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

**Action Item 6d:** Mr. Pasley introduced the proposal to approve a minor development supporting transaction: Exchange of 13 +/- acres in Cedar City. Mr. Simons moved **to approve the transaction as outlined in the Board Memorandum**. Mr. Nelson seconded the motion. The vote was unanimous in the affirmative.



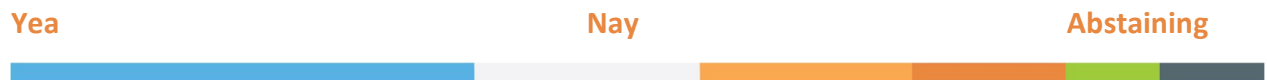
- Chair Donegan
- Vice-chair Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

**Action Item 6c:** Mr. Pasley introduced the proposal to approve a major development transaction: Cross Hollow Hills. Mr. McArthur was unable to participate due to technical difficulties, but his presentation can be found at <https://www.utah.gov/pmn/files/1107113.pdf>. Mr. Mower, Chair Donegan, and Vice-chair Peterson spoke to the issues. Vice-chair Peterson moved **to approve the transaction as outlined in the Board Memorandum**. Mr. Simons seconded the motion. The vote was unanimous in the affirmative.



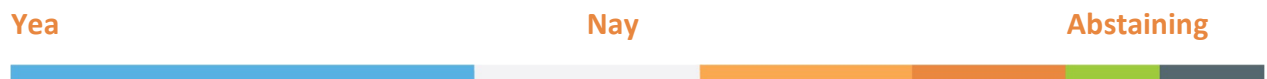
- Chair Donegan
- Vice-chair Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

**September 2023 Minutes:** Vice-chair Peterson moved **that the board approve the minutes with a correction to his title**. Mr. Nelson seconded the motion. The vote was unanimous in the affirmative with Mr. Mower abstaining because he did not attend the meeting.



- Chair Donegan
- Vice-chair Peterson
- Mr. Harris
- Ms. James
- Mr. Nelson
- Mr. Simons
- Mr. Mower

**October 2023 Minutes:** Vice-chair Peterson moved **that the board approve the minutes**. Mr. Mower seconded the motion. The vote was unanimous in the affirmative.



- Chair Donegan
- Vice-chair Peterson
- Mr. Harris
- Ms. James
- Mr. Mower
- Mr. Nelson
- Mr. Simons

**Chair’s Report:** Chair Donegan recognized Slate Stewart as Utah Society of Range Management’s 2023 Range Manager of the Year. He is the third TLA employee to receive that award in the last four years. The Chair commented that the Agency’s stewardship work is critical and does not get talked about enough. Mr. Mower praised TLA’s small, yet award-winning rural staff.

**Director’s Report:** Director McConkie concurred with the Chair about Mr. Stewart’s award and recognized him “on the screen” as he was participating in the meeting electronically from the Administration office in Richfield. Mr. Stewart commented that he was grateful for the agency’s flexibility to “make the job what it needs to be.”

The Director then reported that TLA has received \$38.6M in FY24 revenue thus far (\$7M higher than projections). She noted that TLA and RUMOR Advertising won two National Gold Davey Awards in the categories of Corporate Identity-Logos and Corporate Identity-Brand Identity for the rebranding project completed in the past year. One can learn more about TLA’s rebranding on the RUMOR website at <https://www.rumoradvertising.com/trust-lands/>. Director McConkie then introduced two new staff members: Ms. Organista has been hired as a Communication Specialist and Bri Smith is now working in the Accounting Department. She acknowledged that Mr. Ruppe will be retiring in December.

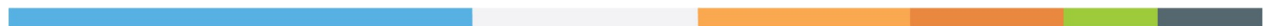
**Advocate’s Report:** On behalf of the Land Trusts Protection & Advocacy Office (LTPAO), Ms. Stuart shared details about the legislative event held one day earlier. Mr. Mower commented that it was important to continue telling the trust system story to legislators. Mr. Christy updated the board on the daily news outreach Mr. Hatch sends out.

**Adjourn:** At 10:12 a.m., Mr. Mower moved *to adjourn*. Mr. Harris seconded the motion. The vote was unanimous in the affirmative.

**Yea**

**Nay**

**Excused**



Chair Donegan  
Vice-chair Peterson  
Mr. Harris  
Ms. James  
Mr. Mower  
Mr. Nelson  
Mr. Simons

**Respectfully Submitted,**  
Lisa Stamps Jones  
May 16, 2024

Audio of this meeting can be found at  
<https://www.utah.gov/pmn/files/1107115.m4a>