



TRUST LANDS ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

Board Meeting Materials

June 18, 2026



TRUST LANDS ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

Board of Trustees Meeting Agenda

Thursday, June 18, 2026, at 9:00 a.m.

102 Tower – 6th Floor Boardroom

102 South 200 East, Salt Lake City, Utah 84111

1. Welcome

2. Approval of Minutes

May 21, 2026 Board Meeting Minutes

3. Confirmation of Upcoming Meeting Dates

July 2026 - No Board Meeting

August 20, 2026 - Regular Meeting

September 17, 2026 - Regular Meeting

4. Trust Lands Funds in Action by Marla Kennedy, Director of Communications, Trust Lands Administration

5. Social Media Minute by Joelette Organista, Communications Specialist, Trust Lands Administration

6. Public Comment Period

Trust Lands welcomes comments from the county advisory committee, the public, and other interested parties. The Board has allotted 15 minutes for public comments. Each presenter is permitted one opportunity to speak and may provide remarks for up to three (3) minutes. Members of the public participating electronically who wish to comment should use the “Raise Hand” feature during the Zoom meeting. The board meeting's public comment portion is not intended for question and answer discussion. Trust Lands staff are available for dialogue outside of Board meetings.

7. Chair’s Report by Bryan Harris, Board Chair, Trust Lands Administration Board of Trustees

8. Director’s Report by Michelle McConkie, Executive Director, Trust Lands Administration

- A. Progress Update on August 2024 Legislative Audit (Michelle McConkie)

- B. Wildfire Risk Reduction through Proactive Forest and Range Management (Adam Robison, Forest Resources Manager, and Scott Chamberlain, Asst. Managing Director, Surface Resources SW Region)

9. Advocate Report by Liz Mumford, Director, School and Institutional Trust Beneficiaries’ Advocacy Office

10. Action Items

- A. Proposed Sale of Trust Lands in Grand County, Utah - Book Cliffs Roadless Area Block, Certificate of Sale No. 27330, by Michelle McConkie, Executive Director

- B. Proposed Metalliferous Minerals Exploration Agreement with Option to Lease (ML 54717 OBA) located in Juab County, Utah (1,212.10 +/- acres) with AuKing Mining Limited by Tyler Wiseman, Lease Manager and Geoscientist, Energy and Minerals

- C. Proposed Oil, Gas, and Associated Hydrocarbons Lease Agreement (ML 54718 OBA) located in Uintah County, Utah (1,212.10 +/- acres) with Leif Exploration, LLC by Heather Murray, Lease Manager, Energy and Minerals

- D. Proposed Helium, Oil, Gas, and Associated Hydrocarbons Lease Agreement (White Sands OBA ML 54722 - 25) located in Grand County, Utah (2,327.27 +/- acres) with Rose Petroleum (Utah) LLC by Heather Murray, Lease Manager, Energy and Minerals

- E. Proposed Major Development Transaction located in the Dammeron Valley, Washington County, Utah (510 +/- acres) with Dammeron Corporation, by Gregg McArthur, Assistant Managing Director, Residential and Commercial Management

- F. Proposed Amendment to a Major Development Transaction (DEVL 1074) located in Eagle Mountain, Utah County, Utah (986 +/- acres) with Ivory Homes, Ltd. by Alexa Wilson, Project Manager, Residential and Commercial Management

11. Notification Items

- A. Notice of a Material Amendment to a Minor Development Transaction located in Kanab, Kane County, Utah (5 +/- acres) with MW-Kanab LLC by Kyle Pasley, Deputy Director, Strategic Initiatives

12. Adjourn

Note: Board members may participate in this meeting electronically but may be seen and heard via electronic means at the anchor location specified above. Interested parties, including members of the public or representatives of county governments or Utah Tribes, may attend the meeting in person or through the registration link:

https://utah.gov.zoom.us/webinar/register/WN_91_dOWNITFaK-z-dlENk0g.

Those wishing to provide public comment electronically will be asked at the beginning of the designated comment period to use the "raise hand" feature at the bottom of the screen within the Zoom meeting, so they may be called upon to provide their comments.

Please call Imaan Ahmed at 801-538-5110 or email ifahmed@utah.gov with any questions before 4:00 p.m. on June 17, 2026.

Items may be heard in any order, at any time, at the Board's discretion. Please be aware that the public portions of this meeting may be broadcast live over the Internet. Also, please note that an audio recording of the public portions of this meeting, along with any materials presented or distributed in the public portions of this meeting, will be posted on Utah's Public Notice website. Witnesses with questions, concerns, or handouts should contact staff.

Pursuant to the Americans with Disabilities Act, individuals needing auxiliary communicative aids and services for this meeting should contact Imaan Ahmed at 801-538-5110 or by email at ifahmed@utah.gov at least three (3) days in advance.

I, Imaan Ahmed, Trust Lands Administration Board of Trustees Executive Assistant, hereby certify that the foregoing agenda was posted on the Utah State Public Notice website, <https://www.utah.gov/pmn/index.html>.

Dated: June 8, 2026

Board Meeting Minutes

May 21, 2026



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



TRUST LANDS ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

Board of Trustees Meeting Minutes

Thursday, May 21, 2026

Board Members

Present at Anchor Location

Mr. Bryan Harris, Chair
Dr. Mike Nelson, Vice Chair
Ms. Tiffany James
Mr. Mike Mower
Mr. John Baza
Mr. Brian Tarbet

Board Members

Absent

Mr. Dan Simons

Attending Public

Sheri Mattle, Utah PTA
Margaret Bird, ASTL
Lizz Mumford, Advocacy Office
Jessie Stewart, Advocacy Office
Paula Plant, USBE
Beth Pollock, South Jordan Elementary
Guy Webster, GT Outfitters
Trudy Webster, GT Outfitters
Paula Richmond, Wildlife Board
Julia Cliff, Utah PTA
Cammie Whitchurch, Utah PTA
Riley Peck, UDWR
Mike Canning, UDWR
Troy Justensen, SFW
Kevin Norman, SFW

Attending Public (continued)

Perry Hall (online)
Matt Anderson, Utah Sportsmen Group
Caitlin Curry, Utah BHA
Sarah Erb

Welcome

At 9:00 a.m., Chair Harris welcomed the board, staff, and visitors, and opened the meeting.

Approval of Minutes

Ms. James seconded Dr. Nelson’s motion to approve the minutes from the April 16, 2026, board meeting. The motion passed with a unanimous vote, with Mr. Simons absent.

Yea	Nay	Excused	
Chair Mr. Harris		Mr. Simons	
Vice Chair Dr. Nelson			
Mr. Mower			
Ms. James			
Mr. Baza			
Mr. Tarbet			

Confirmation of Upcoming Meeting Dates

June 18, 2026 - Regular Meeting and Board Tour
July 2026 - No Board Meeting
August 20, 2026 - Regular Meeting

Trust Lands Funds in Action

Principal Beth Pollock of South Jordan Elementary discussed the significant impact of Trust Land funds on student growth. These funds are primarily used to hire specialized personnel, including an instructional coach, a language assistant, and various interventionists who support students across the learning spectrum—from those new to the country with no English skills to gifted students needing extensions in language arts and math. By investing in human resources, the school provides targeted interventions, early language development, and enrichment programs to ensure every student makes progress from their individual starting point.

In response to an inquiry about the selection process for the school's three primary focus areas (growth in language arts, math and language learners), Ms. Pollock clarified that their strategy emphasizes the cultivation of consistent, meaningful student relationships over the procurement of external programs.

This approach complements the specific academic objectives for learning and proficiency established by both the state and the district.

Social Media Minute

Ms. Joelette Organista presented a video from the new social media initiative, "What the Heck Happens on Utah Trust Lands." This segment was created to educate the public on the various significant projects occurring on Trust Lands, with the initial feature focusing on geothermal energy. The presentation detailed how a specialized team, including a TLA geologist Chance, and representatives from Fervo, utilizes a geothermal drill rig to access intense heat from deep underground rock and convert it into electricity.

Public Comment Period

Ms. Paula Richmond, Vice Chair of the Wildlife Board, expressed her support for the sale of Book Cliffs land to the Division of Wildlife Resources (DWR), emphasizing that management should prioritize both wildlife and public interests.

Mr. Perry Hall, who joined virtually, spoke in favor of the DWR purchasing the Book Cliffs land and described it as a rare and special backcountry area vital for public access and wildlife sanctuary status. He strongly urged the approval of the DWR's request, emphasizing their capability as stewards and the need to protect the precious property from potential development.

Mr. Riley Peck, Director for Utah's Division of Wildlife Resources, expressed his support for purchasing the Book Cliffs land, emphasizing its critical importance as vital habitat for deer, elk, and a native bison herd, as well as a special place for a variety of public recreation including hiking, birding, and hunting. He viewed the acquisition as a wonderful opportunity to fulfill both the DWR's mission to protect wildlife and open spaces in perpetuity, and the TLA board's mandate to raise money, while maintaining public access to the area.

Ms. Julie Cluff, the Utah PTA president-elect, expressed deep concern regarding the use of education stabilization funds to purchase trust lands, arguing that this approach depletes resources from two directions and compromises long-term benefits for students. She emphasized the PTA's role as a steward of these assets and urged for decision-making that prioritizes the permanent value of trust lands for future generations.

Mr. Troy Justinsen, president of a major Utah hunting and sportsman's group, advocated for selling the roadless part of the Book Cliffs to the Division of Wildlife Resources (DWR). He stressed that this property is held with great esteem and mystique, and it is vital to maintain public access for hunters, anglers, and outdoor enthusiasts.

Ms. Jenny Earl of the Utah State Board of Education attended the meeting to gather more details on the potential sale of the property, specifically requesting discussion on access issues because her primary interest is ensuring the best future for Utah's schoolchildren. She highlighted that funds generated from these kinds of investments are highly beneficial to schools, noting the significant increase in payments received, and stated her goal is to collect information to determine the best potential outcome for students.

Mr. Guy Webster, an outfitter and guide with over 30 years of experience on the roadless Book Cliffs, emphasized that the land provides irreplaceable educational and life-altering experiences not available in a classroom setting, such as appreciation for nature and conservation. He expressed concern that selling the unique backcountry area to a private entity would eliminate public access and pleaded for the Division of Wildlife Resources to purchase it to preserve this heritage for thousands of future hunters and outdoor enthusiasts.

Ms. Sarah Erb, an advocate for families of blind, visually impaired, and deaf-blind children, expressed gratitude for the Trust Lands Advocacy Group and requested assistance in addressing the decades-long lack of access to institutional Trust Lands funds for this student population. Although \$4.8 million was restored to the fund, she highlighted a 25-year gap where students missed out on enrichment experiences and asked for action to ensure the funds reach the children rather than being used solely for staffing at the school for the blind.

Mr. Matt Anderson, director of the Utah Sportsman's Caucus, expressed strong support for selling the Book Cliffs land to the Division of Wildlife Resources on behalf of a broad coalition of hunting and fishing groups. He emphasized that the acquisition serves as a "win-win" by providing funding for Utah's schools while offering students invaluable hands-on educational opportunities outdoors.

Ms. Trudy Webster of Green River, Utah, shared that the Roadless Book Cliffs area is vital to her outfitting business and personal life, noting that her family spends 30 to 40 days a year enjoying the land for riding, hunting, and camping. She pleaded that the pristine backcountry be kept open for public access, emphasizing that the experiences offered there are as important as classroom learning and must be preserved for future generations.

Ms. Caitlin Curry, representing the Utah Chapter of Backcountry Hunters and Anglers, expressed strong support for the sale of the iconic Book Cliffs area to the Division of Wildlife to ensure the protection of its diverse wildlife habitat and historic artifacts. The organization emphasizes that this transition will preserve critical public access and research opportunities within one of Utah's most remote and cherished backcountry landscapes.

Ms. Margaret Bird expressed grave concerns regarding the proposed land sale, characterizing it as a breach of fiduciary duty and criticizing the absence of a public auction to ensure full market value. She argued that bypassing a competitive bidding process undermines the transparency required for managing public assets and fails to protect the financial interests of the state. Warning that the deal appears to favor special interests over the schoolchildren's fund, the speaker emphasized that the

long-term revenue potential for educational programs is being sacrificed for immediate, non-competitive gains.

Chair's Report

Postponed to the June meeting due to the length of the public comment period.

Director's Report

Postponed to the June meeting due to the length of the public comment period.

Advocate Report

Ms. Liz Mumford, director of the Land Protection and Advocacy Office, recommends the approval of the sale of 50,000 acres in the Book Cliffs to the Department of Natural Resources to bolster the public schools' trust. Her office's support is based on a rigorous evaluation process, including the analysis of three independent third-party appraisals that ensured fair market value and considered the highest and best use of the land. Key to the recommendation is the protection of subsurface mineral access, ensuring future development benefits for public school children. Ultimately, the transaction is seen as a prudent fiduciary move that transforms a low-revenue surface asset into a significant cash infusion for the permanent fund.

Notification Items

Item 10A.

Director, Michelle McConkie, and Deputy Director, Chris Fausett reviewed a detailed presentation on Proposed Sale of Trust Lands in Grand County, Utah - Book Cliffs Roadless Area Block, which included a [Director's Finding](#) report. Details of this presentation can be found on the [Public Notice Website](#).

In response to an inquiry from Trustee Mower regarding the status of private grazing permits on the property, it was clarified that no such permits would be retired. The explanation provided noted that all existing permits for the land are held by the UDWR, and private permits located primarily on the retained "north block" will not experience material impacts because of the transaction.

Trustee Mower expressed appreciation for a good analysis which highlighted the significant discrepancy between the current earnings from the property compared to the potential earnings when the sale proceeds are placed in the permanent fund for beneficiaries, emphasizing the "time value of money".

Vice Chair Dr. Nelson observed that maintaining lands such as the Book Cliffs carries a lasting and fundamental importance. He noted that while the intrinsic worth of such landscapes can be challenging to articulate, their value grows substantially when they are preserved for the continued use and benefit of the public.

Chair Harris affirmed that the proposed decision is the best course of action for the beneficiary regarding the property. He also clarified that their fiduciary duty is clearly met in this instance because they are following specific guidelines established by state statute throughout the process.

Trustee James indicated the fiduciary responsibility has remained a central consideration, particularly since it is directly tied to the best interest of the beneficiaries. This is underscored by the fact that the beneficiary advocate's office is speaking out in favor of the proposal.

Item 10B.

Mr. Aaron Langston reviewed a Minor Development Transaction which involved the sale of the final two commercial lots in Hurricane City, totaling 3.02 acres near the Coral Canyon area. The buyer, Kubota, plans to relocate its existing Washington City operations to this site, which is situated immediately south of the state liquor store. Kubota also maintains active locations in Sandy and Springfield. Presentation details are located on the [Public Notice Website](#).

In response to a query regarding whether the purchaser is Kubota's corporate entity or a dealership, Mr. Langston explained that the transaction involves a dealer.

Item 10C.

Mr. Bryan Torgerson reviewed a straightforward transaction involving approximately 2.72 acres of landlocked property near Big Water in Kane County. Due to the land being inaccessible except through adjacent private properties or the natural rim barrier, the board subcommittee directed the team to reach out to neighboring landowners. While one owner, Mr. Paul Hyde, declined the offer, another landowner, Mr. Mark Gongola, agreed to purchase both parcels for \$35,000 per acre. The final survey aligned the property line directly with the rim, providing a clear natural landmark. Details of the presentation are posted to the [Public Notice Website](#).

Item 10D.

Ms. Alexa Wilson reviewed a Notice of a Minor Development Transaction for Proposed Brixton Park Development Lease, located in Saratoga Springs, Utah County. The board examined two developable parcels situated west of Saratoga Springs, the 49-acre TLA West parcel and the 19-acre TLA Brixton South parcel. These properties currently lack infrastructure and access, and are characterized by steep slopes, necessitating the construction of a water tank for any future development. Ms. Wilson noted that while the development deal itself was provided for notification, the board's formal approval is required specifically for the water tank project.

Action Items

Item 11A.

Ms. Alexa Wilson shared a proposal on a Water Tank Cost Share Agreement, located in Saratoga Springs, Utah County. Details can be found on the [Public Notice Website](#).

Ms. Wilson presented three options for the board: participating in a \$1.8 million cost share agreement, declining participation, or the preferred choice of participating in the cost share while simultaneously entering a development lease with the Brixton Park developers to help cover their share of the water tank cost.

Trustee Mower inquired whether TLA has looked into the option of selling the parcels and avoiding the complexity of a buyback agreement. Mr. Aaron Langston elaborated that the land's current appraised value is very low due to a lack of water infrastructure and access, and the goal of the current proposal is to invest a small amount to significantly increase the value and revenue potential of the properties.

The discussion regarding the Water Tank Cost Share Agreement addressed inquiries about the infrastructure's scope and financing. Ms. Wilson confirmed that the water tank would service both of TLA's parcels and support the Three Canyons Project, ultimately benefiting TLA. Mr. Langston confirmed that the proportionate cost-sharing plan was proposed by the developers and landowners. He cautioned that while non-participation would result in losing water access entirely, simply paying the proportionate share upfront was also problematic, as rising future connection costs could erode the value of the initial investment before the parcels are fully developed.

Ms. James moved to approve the Water Tank Cost Share Agreement as proposed, and Mr. Tarbet seconded the motion. With Mr. Simons excused from the meeting, the board voted unanimously in favor.

Yea	Nay	Excused
Chair Mr. Harris Vice Chair Dr. Nelson Mr. Mower Ms. James Mr. Baza Mr. Tarbet		Mr. Simons

Item 11B.

Mr. Mike Johnson proposed board adoption of Resolution 2026-1 on Electronic Meetings Authority and Procedures for Participation. He clarified that the purpose of updating the eight-year-old resolution on electronic meetings is to ensure consistency with current statutes and organizational practices, particularly concerning remote involvement. A key revision specifies that remote board members who are visible and audible will be officially included in quorum counts.

Trustee Baza inquired about the requirement for a physical "anchor location" for public meetings that include online participants. Mr. Johnson confirmed that, while not strictly mandated by statute, the board intends to always provide a publicly noticed physical location for in-person attendance at all meetings.

Following a motion by Mr. Tarbet, seconded by Dr. Nelson, the Resolution 2026-1 was unanimously approved as outlined in the Board Memorandum.

Yea	Nay	Excused
Chair Mr. Harris Vice Chair Dr. Nelson Mr. Mower Ms. James Mr. Baza Mr. Tarbet		Mr. Simons

Adjourn

The meeting was adjourned at 11:05 am following a motion by Mr. Mower, which was seconded by Ms. James. The motion passed unanimously, with Mr. Simons excused.

Yea	Nay	Excused
Chair Mr. Harris Vice Chair Dr. Nelson Mr. Mower Ms. James Mr. Baza Mr. Tarbet		Mr. Simons

Action Item 10A

Proposed Sale of Trust Lands - Book Cliffs Roadless Area Block

Grand County, Utah



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Michelle McConkie, Executive Director

Re: Proposed Sale of Trust Lands in Grand County – Book Cliffs Roadless Area Block Certificate of Sale No. 27330

Purchaser: State of Utah, Division of Wildlife Resources, by and through the Utah Department of Natural Resources

Location: See attached map (Attachment A) and legal description (Attachment B)

Acreage: 50,608.59 +/- acres

Beneficiary: Public Schools Trust

Summary

The agency proposes the sale of 50,608.59 acres of trust land in Grand County, known as the Book Cliffs Roadless Area Block (Subject Property), to the State of Utah, Division of Wildlife Resources (DWR), by and through the Utah Department of Natural Resources (DNR). Pursuant to Utah Administrative Code R850-80-630(7), the sale of an “Eligible Property” under Utah Code Section 53C-4-104 must be approved by the board before the director may execute the transaction.

The Subject Property has been nominated for sale by DWR pursuant to the terms of a Purchase and Sale Agreement between TLA and DWR contemplating the sale of five large blocks of trust land to DWR pursuant to Section 53C-4-104. The property provides exceptional benefits and opportunities important to DWR including protecting and improving wildlife habitat; preserving public access, recreation opportunities, and open space; protecting watersheds; and conserving, protecting, and preserving wildlife species.

Key Information and Background

Director's Finding

The attached Director's Finding Concerning Potential Sale of Large Land Block Pursuant to Section 53C-4-104, Roadless Area of the Book Cliffs (Attachment B), presents key information and analysis relevant to the proposed sale of the Subject Property. As stated in the Director's Finding, the director has found that it is in the best interest of the Public Schools Trust beneficiary to proceed with the proposed transaction and now, pursuant to Utah Administrative Code R850-80-630(3), presents the written finding to the board for consideration.

Notice

Pursuant to Utah Administrative Code R850-80-630(5), notice of the proposed sale was provided to the Grand County Commission, lessees and permittees of interest on the Subject Property, adjacent landowners, the affected beneficiary institution, and the Land Trusts Protection and Advocacy Office at least 30 days prior to the meeting where the board considered the sale. A courtesy notice was also provided to the senator and representative of the legislative districts where the property is located.

Cultural Resources

Similar to TLA, DWR is subject to Utah Code Section 9-8a-404 which imposes certain requirements upon state agencies regarding the evaluation of cultural resources. Since DWR is also subject to Section 9-8a-404, a cultural resource survey of the Subject Property was not required.

Identification and Recording of Public Roads

Pursuant to Utah Code 53C-2-106(5) and Utah Administrative Code R850-80-250, the agency has undertaken a notification process to determine the existence of any temporary easements or rights-of-entry granted pursuant to Utah Code Section 72-5-203 on the Subject Property prior to finalizing the sale. No claims were brought forward as a result of this notification process.

Board Consideration of the Proposed Transaction

Pursuant to Utah Code 53C-4-104(1)(c)(ii) and Utah Administrative Code R850-80-630(4) the board considered the proposed sale at the May 21, 2026 public board meeting and accepted public comment on the terms of the proposed sale and the director's finding that waiving the advertising requirements pursuant to Subsection 53C-4-104(1)(c) is in the best interest of the affected beneficiary. Per Board Policy 2012-01, the board did not take action on the proposed transaction during the May board meeting where the proposal was first presented.

Material Terms of Transaction

Purchase Price: The purchase price for the Subject Property is \$29,675,000, which is the fair market value of the property as set forth in the Director’s Finding. This will be a cash sale. In addition to the purchase price, the following closing costs will be assessed:

Processing Fee: \$750
Appraisal Costs: \$124,750
Property Inspection Costs: \$1,870

Total Closing Costs: \$127,370

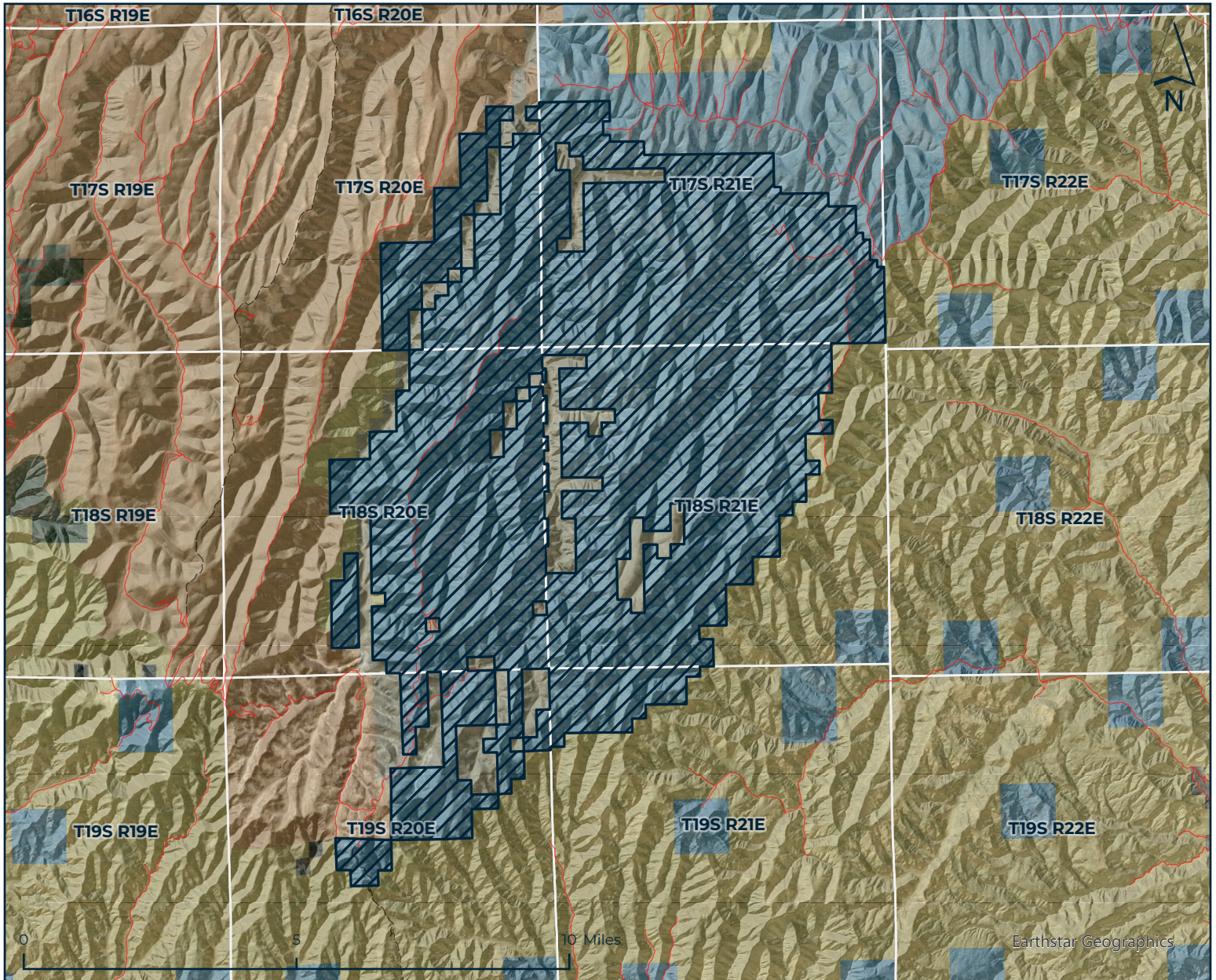
Transaction Structure: The purchaser will execute a certificate of sale and upon payment of the purchase price in full, the agency will issue a patent for the Subject Property. The certificate and patent will include the following reservations to the State of Utah, for the benefit of the Public Schools Trust beneficiary:

- A. All coal, oil, gas, and other hydrocarbons, geothermal resources of every kind and all other mineral deposits located in or on the Subject Property, along with the right to use and occupy so much of the surface as may be reasonably necessary or appropriate under accepted industry practices for any purpose incident to exploring for, developing, or extracting those mineral deposits. In exercising such surface use rights, SITLA shall consider commercially reasonable ways to avoid or minimize impacts to wildlife, wildlife habitat, or public recreation.
- B. All sub-surface void and pore spaces in the Subject Property, whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to reasonably access and use the property and to use those sub-surface void and pore spaces for any purpose.
- C. All subsurface resources of every nature and every kind, whether known or unknown as of the date of the Patent, that are not necessary for the use and enjoyment of the surface of the Subject Property and the right to reasonably access and use the property to explore for, develop, and use such subsurface resources.
- D. An access and utility easement across the Subject Property as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration.

Requested Action

The agency requests that the Board approve the sale of the Subject Property to the State of Utah, Division of Wildlife Resources, by and through the Utah Department of Natural Resources and offers the following proposed motion:

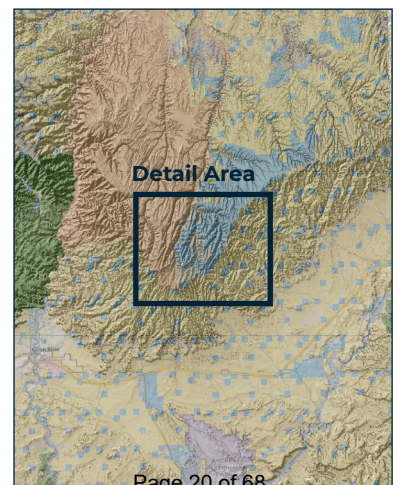
“I move to approve the sale of the Subject Property on the terms set forth in the board memorandum and direct the agency to take all further actions necessary to finalize the transaction.”



-  Book Cliffs Roadless Area Block
-  Tribal Lands

Land Ownership and Administration

-  Bureau of Land Management
-  Private
-  State Trust Lands
-  State Wildlife Reserve/Management Area



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: May 07, 2026 - katestaley

**DIRECTOR'S FINDING CONCERNING POTENTIAL
SALE OF LARGE LAND BLOCK PURSUANT TO SECTION 53C-4-104
(Roadless Area of the Book Cliffs)**

LEGAL DESCRIPTION OF LAND AFFECTED:

See legal description attached as Exhibit A.

AFFECTED BENEFICIARY:

Public Schools Trust

COUNTY: Grand

ACRES: 50,608.59 acres, more or less

PROPOSED ACTION:

The State of Utah, Division of Wildlife Resources (“DWR”), by and through the Utah Department of Natural Resources (“DNR”), proposes to purchase the Roadless Area of the Book Cliffs Block (the “Property”) via a negotiated sale pursuant to Utah Code Section 53C-4-104. The Agency (“TLA”) has evaluated whether selling (or leasing) the property at this time, and whether proceeding under the authority and conditions of Section 104 (“Section 104 sale”) without advertising in the event of a sale, is in the best interest of the affected beneficiary as required under Section 53C-4-102(2) and -104(1)(c)(ii)(B). That analysis is set forth below.

CRITERIA FOR EVALUATION:

The criteria for evaluating the proposed action are established generally in Utah Constitution Article XX, Sec. 2, Utah Code Title 53C, and Utah Admin. Code R850-80, and more specifically in Utah Code Sections 53C-4-101 through -104, and Utah Admin. Code R850-80-630 and -635.

BACKGROUND:

Property Characteristics and Access

The Property consists of 50,608.59 acres of land and associated water rights located in northern Grand County. The block was assembled from original school land grant sections and in-lieu selections largely completed in the 1960s, with a few small inholdings acquired by TLA from the Bureau of Land Management (“BLM”) in the 2014 Recreational Land Exchange. The beneficiary of the block is the Public Schools Trust.

The Property consists of largely contiguous lands, interspersed with public land holdings owned by DWR located in the canyon bottoms. The Property is very remote and is characterized by rugged topography, steep slopes, and deep canyon bottoms containing perennial streams. Elevations range from 6,530 feet to 9,300 feet. About 85% of the block’s acreage consists of very steep slopes exceeding 30%, with another 10% of the acreage containing slopes exceeding 15%. Vegetation consists of juniper trees, sage brush, and grasses interspersed with

areas of pine, oak brush, and aspen. Water rights on the Property are small diligence claims for livestock/wildlife watering directly on streams or springs.

Access to the Property from the south is from Interstate 70 at Thompson via the unpaved Segó Canyon Road to the Segó Canyon Trailhead, located about 14.2 miles north of I-70. From the trailhead, the Segó Canyon trail crosses 1.5 miles of Ute tribal land before entering the block. A tribal permit is required to cross the tribal lands. Several single-track trails leading from the Segó Canyon trail provide additional access to other portions of the Property.

The Property is accessed from the north by travelling about 70 miles of paved roads and an additional 24 miles of dirt roads from the Ouray turnoff from Hwy 191 between Vernal and Roosevelt. This leads to the Tenmile Knoll trailhead, located on the property, from which a series of trails provide access to the northern portions of the block.

TLA will continue to own the balance of the Book Cliffs Block to the north of the Property. TLA drew the boundary of the land to be sold to ensure that the entirety of Steer Ridge Road remains on, and benefits, the retained trust acreage. TLA also retained the tops of any ridges or points that can be accessed from that road for potential mineral drilling or other purposes.

Unique Characteristics Driving DNR's Interest in the Property

The Property possesses a number of unique characteristics driving DNR's interest in acquiring the land on behalf of the public. Due to its remote location, large contiguous acreage, the presence of important wildlife migration corridors, and lack of roads, the Property provides exceptional habitat for various wildlife species, including elk, mule deer, bison, black bears, bighorn sheep and mountain lions. It is a premier big game hunting unit in the state, with some of the state's largest mule deer and elk found there. Hunter success rates are very high. The Property also provides premier, remote backcountry angling for native Colorado River cutthroat trout. DNR desires to purchase the Property to promote its management objectives including protection and improvement of wildlife habitats and watersheds, increasing fish and game populations, expanding fishing and hunting opportunities, conserving, protecting, and recovering wildlife species in need of conservation and their habitats; and providing wildlife-related recreational opportunities.

The Enactment of Section 104

The Utah Supreme Court has observed that "unique scenic, recreational, archaeological, and paleontological values . . . exist in some of the state school lands", and "it might be necessary for the state to buy or lease the school lands from the trust so that unique noneconomic values can be preserved and protected and the full economic value of the school trust lands still realized." *National Parks and Conservation Ass'n v. Board of State Lands*, 869 P.2d 909, 914, 921 (Utah 1993). The fact that the Property features such unique public values has driven DNR's interest, prompted a large legislative appropriation of purchase-money, and created an opportunity for TLA to evaluate a Section 104 sale.

Utah Code Section 53C-1-204(1)(B)(vi) states that TLA is to have regard for, and seek, compensation for the general public's use of trust land resources. In the past, this has taken the form of agreements like the hunter access agreement whereby DNR pays for the public's use of trust lands (including the Property) for wildlife-related purposes, and a few land sales such as the sale of trust lands within the Utahraptor State Park. No further specific statutory provisions

to provide for or facilitate State purchases of land with unique public values existed until H.B. 262 was passed in the 2024 Legislative Session.

H.B. 262 (codified as Utah Code Section 53C-4-104) allows for the sale of large land blocks of 5,000 acres or more to DNR through a direct negotiated sale if certain requirements are met. These requirements include presentation of the terms of any proposed sale at a public Board meeting, and, under the implementing regulations, TLA obtaining multiple appraisals of the subject property from qualified independent third-party appraisers. The bill was intended in part to create more predictability in planning, and appropriating money, for such land purchases. The School and Institutional Trust Beneficiaries' Advocacy Office ("Advocacy Office") and Council, and key beneficiary representatives, supported H.B. 262's passage.

Legislative Appropriation of Purchase Funds

DNR's interest in purchasing certain blocks of trust land with unique characteristics, and Legislative support of that goal, have resulted in an initial appropriation of \$50 million for such purchases. DNR's access to additional funding sources, such as out-of-state hunting and fishing license fees deposited in a dedicated account created by the legislature to help fund acquisition of land blocks, presents an opportunity and a market for potential sales of several underperforming large blocks of trust land. This funding presents an opportunity to monetize several such blocks that would otherwise be difficult to sell given the sensitivities surrounding lands with unique characteristics that are treasured by the public, and the pushback that would result if the lands were privatized and public access and use were restricted or lost. TLA sales of such lands should be evaluated through a risk analysis lens that considers key relationships with state, county and municipal executive and legislative bodies, and TLA's reputation in the community and marketplace. Sales that privatized lands with unique public values could harm TLA's standing in ways that may negatively affect other TLA programs and projects and the long-term best interests of the beneficiaries. This practical political and business reality influenced in part the passage of H.B. 262 and is a factor TLA and the Board of Trustees may weigh in analyzing the proposed sale.

DNR'S OFFER TO PURCHASE THE PROPERTY:

DNR has approached TLA about the purchase of five separate large land blocks within a five-year period under the authority of Section 104. Each of these blocks share similar characteristics in possessing unique wildlife habitat, hunting and fishing, and recreational values while not generating significant annual income for the trust. These five blocks are the Property (the Roadless Area of the Book Cliffs Block), the North La Sal Block, the South La Sal Block, the Sand Ledges Block, and the Phil Pico Block. This Director's Finding applies only to the sale of the first of these blocks (the Property), and a separate appraisal process, Director's Finding, and Board hearing will occur in connection with the sale of each of the four subsequent blocks. The sale of a second block, the South La Sal block, is anticipated in the next several months, with appraisals of that block presently being performed.

ANALYSIS OF SALES OPPORTUNITY:

Current Revenue

Presently, there are few revenue sources associated with the Property. There are four existing grazing permits with the following associated annual income:

GP 23437-OBA: \$45,911

GP 23438-OBA: \$1,579
 GP 23542-24: \$15
 GP 23544-24: \$10

The only other existing revenue from the Property is that part of the hunter access agreement with DNR attributable to this land (which allows the public to access, hunt, fish, and view wildlife on the Property), which represents \$77,000 annually.

The total annual income presently realized from the Property is therefore \$124,500.

Holding vs. Selling

Utah Admin. Code R850-80-200(2)(a) requires an analysis of land appreciation rates if the land is held vs. anticipated rates of return on the purchase price if the land is sold. Financial analyses performed by TLA staff indicate that selling the Property now and investing the purchase proceeds in the Public Schools Permanent Fund will yield greater returns for the beneficiary than holding the Property for land appreciation and ongoing revenue generation. Assuming a present value of \$29,675,000 based on recent appraisals (see below), ongoing revenue figures for the Property noted in the prior section escalated at 3%, an annual land appreciation rate of 3.5% if the property were held, and a 7.5% permanent fund return rate on the sales proceeds if the land is sold or the ongoing lease proceeds if the property were held, the following are the future values associated with sell vs. hold scenarios at several time horizons:

Sale Year (X)	Future Value if Held and Sold in Year X	Future Value (In Year X) if Sold Today and Invested
Year 2	\$30,847,463	\$31,900,625
Year 15	\$51,722,293	\$81,678,777
Year 30	\$97,688,203	\$241,677,484
Year 40	\$154,021,034	\$498,104,922

Future Value shows how proceeds would grow over time assuming reinvestment at 7.5% in the permanent fund. This calculation excludes any annual distributions made to public schools from the fund. If such distributions are made, it would lower the principal amount to which the 7.5% rate is applied, but would also create value and direct financial benefits for affected institutions where none currently exist.

Stating this in terms of the net present value of the Property if sold now vs held and sold later yields the following:

Sale Year (X)	Today's Value of Sale in Year X (NPV)
Current Land Value	\$29,675,000
Year 2	\$26,693,315
Year 15	\$17,480,378
Year 30	\$11,158,047
Year 40	\$8,535,746

The NPV represents the present value of holding the asset, including projected annual revenue and sale at the appreciated value in Year X, discounted at 7.5%. This is directly comparable to the current land value / sale price.

As these tables reflect, the expected growth of the sale proceeds in the Public Schools Permanent Fund will significantly exceed the expected land value appreciation and ongoing revenue generation over time, indicating that selling the land now is preferred over holding it. It

should be noted that the 3.5% land appreciation figure used may be liberal, as two of the three appraisals conducted on this Property (see below) assumed land appreciation rates of 2% and 3%, and appraisals obtained by TLA on large blocks in the past have evidenced a below-3.5% land appreciation rate.

Leasing vs. Selling

Utah Admin. Code R850-80-630(1)(a) requires that any proposed Section 104 sale be contrasted with the option of leasing the land to DNR instead.

Factors that might cause TLA to prefer to lease aren't present here. Due to the remoteness and severe topographic challenges discussed above, TLA does not anticipate that more lucrative development options will materialize in the foreseeable future such that TLA might want to hold the land for now under a lease scenario to await such opportunities.

Additionally, the legislature's appropriation of \$50 million to DNR was specifically for a land purchase. And DNR is already leasing hunting and fishing rights on the Property from TLA for the public, but at rates that are much less lucrative for the beneficiaries than a sale.

The data that the summaries in the prior section are built upon indicate that holding (vs. selling) the land results in a loss of over \$1 million during the first year, escalating quickly in subsequent years. Any potential lease revenue, and associated returns, would therefore have to offset these quickly accelerating amounts for a hypothetical lease option to break even with the sales option over a given amount of time. Under hypothetical leasing scenarios of 15, 30 and 40 years, the following are the lease rental rates that TLA would need to charge DNR to keep pace with returns generated under the sales scenario. These scenarios assume an immediate sale of the land at the end of each lease term at today's value escalated annually at 3.5% consistent with the hold vs sell analysis above.

Lease Term	Required Starting Annual Rent*	Annual Rent in Final Year of Term	Sale Price Necessary at End of Lease Term
15 Years	\$1,135,903	\$1,718,155	\$48,034,760
30 Years	\$1,165,947	\$2,747,631	\$80,474,979
40 Years	\$1,182,158	\$3,743,925	\$113,517,906

*Initial lease rent in year one, escalating at 3% yearly with sale of land at end of term

As the table illustrates, TLA would need to lease the Property for more than \$1.1 million per year (escalating annually from there), and then sell the Property immediately upon lease expiration, to offset the opportunity cost of selling the Property today. Given that the Property has been available for leasing (including the existing lease to DNR for hunter and other wildlife-related access) for decades and is only realizing \$124,500 per year, potential surface leasing options that would produce a ten-fold increase in rents as reflected above are very unlikely. Additionally, there is presently no offer from DNR to lease that can be analyzed as an alternative to the proposed sale.

Mineral Presence and Retention

Consistent with statute, TLA will reserve all coal, oil, gas, and other hydrocarbons, and all other mineral deposits, including geothermal resources to the Public Schools Trust.

Among the fifty large blocks of trust land containing 5,000 acres or more, the Property is relatively high on the list for mineral resource presence. The most likely future development would be of natural gas. The Property hosts an extensive presence of Mancos Shale comprised of five stratigraphic intervals including the gas-prone Tununk, Juana Lopez, Lower Blue Gate, and Upper Mancos/Buck Tongue members, together with the primary liquids-rich Prairie Canyon Member (industry “Mancos B”)—the key reservoir interval charged by underlying source rocks. Although topographic and other challenges would need to be overcome to permit future development of these resources, an analysis performed by TLA staff accounting for the aerial extent and thickness of these formations on the Property, and assuming efficient development, indicates that potentially hundreds of millions of dollars of future revenue could be realized. Recent exploration activity on trust lands just to the north of the Property, and technological advances in the drilling of three- and four-mile-long lateral wells from a single location, increase the prospects for future development.

Given the heavy hydrocarbon resources presence on the Property, preservation of the future ability to pursue development of the retained mineral estate to the maximum degree possible is of significant concern and is discussed further below.

Appraisal Process

The process for determining the fair market value (“FMV”) of a property eligible for sale to DNR under Utah Code Section 53C-4-104 is defined in Subsection 53C-4-104(3) and Utah Administrative Rule R850-80-635. Subsection 53C-4-104(3) requires the director to promulgate administrative rules for determining the FMV of the property and further directs that the rules (1) shall establish the procedure for determining the FMV of the trust lands, (2) may provide that an appraisal demonstrates FMV, (3) shall require the acquisition of at least one third-party appraisal, and (4) may require that additional appraisals be completed.

On June 19, 2025, the Board of Trustees approved administrative rules which implemented Subsection 53C-4-104(3). The Advocacy Office and the beneficiaries provided feedback on draft rules as part of the rulemaking process. No further input was offered during the public comment period. The rules were codified as R850-80-635. They require the use of independent, third-party, state-certified general appraisers with experience in appraising large rural properties. Appraisals completed under the administrative rule must comply with the Uniform Standards of Professional Appraisal Practice (“USPAP”) and may be required under some circumstances to comply with the Uniform Appraisal Standards for Federal Land Acquisitions (“UASFLA”) or “Yellow Book” standards.

The process to determine FMV is defined in the administrative rule as follows:

1. The director shall obtain two valuation appraisals for the property with the same date of value.
 - a. If the difference between the two appraisal valuations is less than or equal to 10% of the higher valuation, the FMV is the average of the two appraisal valuations.
 - b. If the difference between the two appraisal valuations is greater than 10% of the higher valuation, the director shall obtain a third appraisal having the same date of value as the initial appraisals. The FMV of the property is the average of the two closest appraisal valuations.
 - c. In the unlikely event that the middle appraisal valuation is the average of the highest and lowest valuations, the FMV of the property is the middle appraisal valuation.

This multi-appraisal process adopted in the administrative rules exceeds the requirements imposed by the statute.

To maintain the integrity of the appraisal process and ensure that the interests of the trust beneficiaries are protected, TLA must obtain its own appraisals and not rely on appraisals acquired by other parties when completing transactions. In certain circumstances involving transactions with the federal government or other state government entities, these government entities also have requirements to obtain appraisals before they are allowed to expend federal or state funds to purchase property.

For the proposed purchase of the Property, DNR anticipated the potential need to utilize federal funds through the Pittman-Robertson Wildlife Restoration Program administered by the U.S. Fish & Wildlife Service (“USFWS”). For any purchases of property utilizing federal funding, the USFWS requires that the buyer (i.e. DNR) obtain appraisal and appraisal review reports that conform to the UASFLA (“Yellow Book”) standards. Furthermore, the Utah administrative rules governing the acquisition of property by DNR (through UDWR in this case), R657-61-3, generally require that DNR obtain an appraisal and appraisal review to verify the value of properties it is purchasing.

While TLA maintained control of the appraisal process, DNR/UDWR is listed as an additional co-client on the appraisal reports and DNR/UDWR/USFWS are listed as intended users of the appraisal report. This will allow those parties to fulfill their appraisal requirements while utilizing TLA-procured appraisals. TLA maintained the following controls over the appraisal process:

- TLA drafted the appraisal statement of work
- TLA issued the request for proposals
- TLA contracted directly with the appraisers and the review appraiser
- TLA paid all appraisal invoices
- TLA arranged and attended the pre-work meetings with appraisers
- TLA arranged and attended the site inspections with appraisers
- TLA required that all communication with the appraisers and the review appraiser be conducted solely through TLA
- TLA was the only party that submitted comments to the appraisers on appraisal drafts

TLA consulted with the Advocacy Office during the appraisal process and provided copies of the appraisals to that office for review and discussion.

Appraisal Results and FMV Determination

Per Administrative Rule R850-80-635(1), TLA obtained two initial appraisals with a valuation date of October 1, 2025. The appraisers selected for the assignment were state-certified general appraisers with demonstrated experience in appraising large rural properties and completing UASFLA (“Yellow Book”) compliant appraisals. TLA has worked with the selected appraisers on multiple projects in the past and deemed them well qualified for the assignment. These appraisers worked independently of one another. The appraisals were reviewed by a review

appraiser to assure compliance with USPAP and UASFLA standards. The valuations were as follows:

- Appraisal Report A: \$20,243,000
- Appraisal Report B: \$26,550,000

Since the difference between the two valuations was greater than 10% of the higher valuation, a third independent appraisal report was obtained, also with a valuation date of October 1, 2025. Like the appraisers who performed the initial reports, the appraiser selected for this assignment was a state-certified general appraiser with demonstrated experience in appraising large rural properties and completing UASFLA compliant appraisals. TLA has also worked with this appraiser on multiple projects in the past and deemed them well qualified for the assignment. This appraisal has also been reviewed by a review appraiser to assure compliance with USPAP and UASFLA standards. The third valuation was as follows:

- Appraisal Report C: \$32,800,000

Per Administrative Rule R850-80-635(1)(b), the FMV of the property is calculated as the average of the two closest valuations. Therefore, the FMV is calculated as follows:

- $\$26,550,000$ (Appraisal B) + $\$32,800,000$ (Appraisal C) / 2 = **$\$29,675,000$**

Terms of Proposed Sale

Pursuant to the determination of FMV set forth above, the Property is proposed to be sold for \$29,675,000.

Consistent with statutory requirements and normal practice, all coal, oil, gas, and other hydrocarbons, and all other mineral deposits, including geothermal resources, will be reserved to TLA for the Public Schools Trust. Given the significant presence of mineral resources on the Property and possibility of significant future revenue generation therefrom, an express easement providing for robust mineral development access rights will also be reserved. This will be in addition to the implied easement generally recognized under the law in favor of owners of the dominant (mineral) estate.

All sub-surface voids and pore spaces, and the right to reasonably access them, will be reserved.

Finally, an access and utility easement across the Property to access other trust lands administered by TLA will be reserved.

FACTORS FAVORING A SECTION 104 SALE VS. OTHER SALE METHODS:

There are several factors that demonstrate it is in the best interest of the Public Schools Trust to proceed with the proposed Section 104 sale without advertising rather than embarking on a different sales process over the next year or more.

Ensuring Greater Returns for the Public Schools Trust

As noted above, TLA's sell vs. hold analysis indicates that significantly greater returns will be realized by selling the Property now vs continuing to hold it. This reality is clearer in the case of this Property given its very remote location, lack of access, and rugged topography. This contrasts with other land blocks located nearer to population centers and within the theoretical path of future development where property appreciation may be expected to accelerate. Losses

of more than \$1 million per year for each year of delay in selling the Property would need to be offset by gains realized in pursuing another sales strategy.

Securing a Committed Buyer for Five Underperforming Blocks

DNR is committed to purchasing the five land blocks discussed above within the next five years, with a second large block sale (of the South La Sal Block) expected to be presented to the Board within several months of the sale of the Property. Each of the other four large blocks DNR plans to purchase involve similar hold vs. sell realities for TLA, and the availability of funds and DNR's interest in purchasing these blocks presents TLA with a unique opportunity to monetize several underperforming assets and generate significant revenue for the affected beneficiaries. Although each of these blocks have been available for interested parties to petition to purchase for many years, TLA has not received any such offers.

Approximately \$50 million was specifically set aside in the 2025 legislative session to fund Section 104 purchases. Given annual budget constraints, if the Section 104 process, and related appropriations of funds, remain un-utilized, future or continued appropriations for this purpose are less likely. This could impede future opportunities for TLA to take advantage of this market and funding for other land blocks and other beneficiary interests. Although not a dispositive consideration in any particular transaction, pursuing the sale of parcels well suited to the Section 104 sale process, like the Property, will help preserve this option in the future.

Providing Greater Certainty for Future Reserved Mineral Development

Given the significant presence of mineral resources on the Property, protecting TLA's ability to access and develop reserved minerals is of paramount concern. As noted above, depending upon technological advances, commodity prices and other variables, future development of reserved minerals in portions of the Property could potentially generate hundreds of millions of dollars. Utah Admin. Code R80-200(c) requires an analysis of whether a sale would create obstacles to future mineral development.

Once the surface estate is sold, any future mineral development will depend upon TLA (or its lessees) coordinating mineral access and related surface disturbances with the new surface owner. Although the mineral estate is the dominant estate, with the implied right to access and utilize the surface within certain limits, surface use by mineral owners in split estate contexts is frequently a source of conflict. This can lead to delays, increased costs, litigation, and threats to the viability of mineral development efforts. Under the proposed Section 104 sale, having the State of Utah own the surface estate will help ensure improved access and mineral development opportunities for several reasons.

First, DNR intends to maintain the Property as a single, undeveloped block, without subdividing the land or creating other surface ownership or development complications that could hinder mineral development. Second, because the State of Utah itself is the trustee of the Public Schools Trust and owes fiduciary duties to the affected beneficiary as to the retained mineral interests, *see* Utah Constitution Article XX, Sec. 2; Utah Code Section 53C-1-102, having the State of Utah own the surface will provide greater certainty that workable mineral access will occur vs. ownership by potential private buyers. Finally, under the proposed sale, TLA is reserving express, robust mineral access rights in addition to enjoying the implied rights established by law for mineral estate owners.

Avoiding Millions of Dollars in Cultural Survey Work

Based on prior agency experience, on a property this large, rugged and inaccessible, performing legally-required cultural and historic resource survey and clearance work would cost \$3-5 million or more. This is a higher amount in relation to the purchase price than would be true for most other parcels. Under the proposed Section 104 sale, however, this cultural survey work would not be necessary because DNR is subject to the same cultural resource protection laws as TLA. If the property is marketed to private purchasers, however, these costs would be incurred directly by TLA using trust funds with the expectation of reimbursement if the property is sold to a buyer willing to pay both the purchase price and the \$3-5 million dollars in additional costs. Or more likely in a case with such high costs, TLA would need to identify a buyer willing to put up this money in advance without knowing what the survey results would be, or what percentage of the land might be permanently restricted through deed covenants. The agency's requirement that the buyer pay these costs and take these risks would likely discourage many potential purchasers.

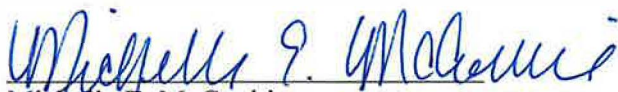
Avoiding Years of Delay in Performing Cultural Survey Work

The cultural resource survey and clearance work mentioned above would also take several years (likely 4 or more) to perform. Field seasons in this area are relatively short given higher elevations, snow cover, and the lack of roads and access. Crews would have to be transported by helicopter or ride in on horseback. As noted above, each year of delay in completing a sale would reduce returns to the trust by \$1 million or more. The purchase price obtained through a standard sale process that required such cultural clearances would therefore need to be higher than the currently-proposed sales price just to offset the costs associated with these delays (for example, an increased sales price of more than \$4 million would need to be realized to offset the cost of a four-year delay). This is in addition to the costs a purchaser other than DNR would need to pay for the cultural work itself as discussed above. These realities cast doubt on the viability of pursuing a different sales strategy that involves performing expensive and lengthy cultural survey work and pursuing buyers willing to pay both the cultural survey costs and a higher sales price. Pursuing such a sales strategy could result in lesser returns.

CONCLUSION AND FINDING:

For the above reasons, I find it is in the best interests of the Public Schools Trust to proceed with the Section 104 sales process to DNR as outlined above rather than pursue a potential sale at a later date utilizing different, advertising-based sales mechanisms, or hold the Property and attempt to lease it. This finding will be presented to the TLA Board of Trustees for approval at a public meeting.

**STATE OF UTAH
SCHOOL AND INSTITUTIONAL
TRUST LANDS ADMINISTRATION**



Michelle E. McConkie
Executive Director

Exhibit A

PROPERTY DESCRIPTION

Township	Range	Section	Meridian	Legal Description	Acres
17S	20E	12	SLB&M	N2SW4, NE4SE4, SW4SW4	160.00
17S	20E	13	SLB&M	E2, E2SW4, NW4NW4, SE4NW4	480.00
17S	20E	14	SLB&M	E2NE4, E2SE4, NW4SE4, SW4SE4, W2NE4	320.00
17S	20E	23	SLB&M	E2SE4, NE4NE4, W2, W2NE4	520.00
17S	20E	24	SLB&M	E2, E2W2, W2SW4	560.00
17S	20E	25	SLB&M	ALL	640.00
17S	20E	26	SLB&M	E2NE4, N2NW4, NW4SW4, S2NW4, SE4, SE2SW4	480.00
17S	20E	27	SLB&M	N2SE4, NE4, SW4SE4, W2	600.00
17S	20E	34	SLB&M	E2SE4, NW4NE4, SE4NE4, W2	480.00
17S	20E	35	SLB&M	ALL	640.00
17S	20E	36	SLB&M	ALL	640.00
17S	21E	7	SLB&M	LOTS 5, 6, 7, 8, NE4SW4, SE4SW4, N2SE4, SW4SE4, W2SE4SE4, NE4SE4SE4	404.10
17S	21E	15	SLB&M	S2	320.00
17S	21E	16	SLB&M	S2	320.00
17S	21E	17	SLB&M	S2NW4, N2SW4, W2SW4NE4	260.00
17S	21E	18	SLB&M	LOTS 1, 2, 3, 6, 7, 8, W2NE4, E2NW4, N2SE4, SE4NE4, W2NE4NE4, SE4NE4NE4	577.92
17S	21E	19	SLB&M	LOTS 1, 2, 3, 4, 5, 6, 7, 8, E2	668.31
17S	21E	20	SLB&M	ALL	640.00
17S	21E	21	SLB&M	ALL	640.00
17S	21E	22	SLB&M	ALL	640.00
17S	21E	23	SLB&M	S2, S2N2, SW4NW4NW4	490.00
17S	21E	24	SLB&M	SW4	160.00
17S	21E	25	SLB&M	W2, SW4NE4, W2NW4NE4, SE4NW4NE4, W2SE4, SE4SE4, W2NE4SE4, SE4NE4SE4	540.00
17S	21E	26	SLB&M	ALL	640.00
17S	21E	27	SLB&M	ALL	640.00
17S	21E	28	SLB&M	ALL	640.00
17S	21E	29	SLB&M	ALL	640.00
17S	21E	30	SLB&M	LOTS 2, 3, 4, 5, 6, 7, 8, SE4NW4, E2SW4, W2SE4, NE4, E2SE4	749.54
17S	21E	31	SLB&M	LOTS 1, 2, 3, 4, 5, 6, 7, 8, E2W2, E2	837.32
17S	21E	32	SLB&M	ALL	640.00
17S	21E	33	SLB&M	ALL	640.00
17S	21E	34	SLB&M	ALL	640.00
17S	21E	35	SLB&M	ALL	640.00

17S	21E	36	SLB&M	ALL	640.00
18S	20E	1	SLB&M	LOTS 1, 2, 3, 4, NW4SE4, S2N2, SE4SE4, SW4	560.08
18S	20E	2	SLB&M	LOTS 1, 2, 3, 4, S2N2, S2	640.08
18S	20E	3	SLB&M	LOTS 1, 2, S2NE4, SE4, SE4SW4	360.10
18S	20E	9	SLB&M	E2SE4	80.00
18S	20E	10	SLB&M	E2NW4, NE4, NE4SE4, SE4SE4, SW4, W2SE4	560.00
18S	20E	11	SLB&M	ALL	640.00
18S	20E	12	SLB&M	E2, E2SW4, W2NW4	480.00
18S	20E	13	SLB&M	ALL	640.00
18S	20E	14	SLB&M	ALL	640.00
18S	20E	15	SLB&M	ALL	640.00
18S	20E	16	SLB&M	ALL	640.00
18S	20E	21	SLB&M	E2E2, SE4SW4	200.00
18S	20E	22	SLB&M	ALL	640.00
18S	20E	23	SLB&M	ALL	640.00
18S	20E	24	SLB&M	ALL	640.00
18S	20E	25	SLB&M	N2, N2S2, S2SW4, SW4SE4	600.00
18S	20E	26	SLB&M	ALL	640.00
18S	20E	27	SLB&M	ALL	640.00
18S	20E	28	SLB&M	E2NE4, NE4NW4, NE4SW4, NW4SW4, S2NW4, S2SW4, SE4SE4	400.00
18S	20E	33	SLB&M	E2NE4, NE4SE4, NW4	280.00
18S	20E	34	SLB&M	E2SE4, N2NW4, NW4NE4, S2N2, SW4, W2SE4	600.00
18S	20E	35	SLB&M	N2, N2S2, S2SW4	560.00
18S	20E	36	SLB&M	ALL	640.00
18S	21E	2	SLB&M	LOTS 1, 2, 3, 4, SW4NE4, S2NW4, S2	582.24
18S	21E	3	SLB&M	LOTS 1, 2, 3, 4, E2SW4, S2NW4, SE4, SE4NE4, SW4NE4, W2SW4	579.80
18S	21E	4	SLB&M	LOTS 1, 2, 3, 4, N2SE4, S2NE4, SE4NW4, SW4, SW4NW4	578.88
18S	21E	5	SLB&M	LOTS 1, 2, 3, 4, E2SE4, W2SE4, S2NW4, SE4NE4, SW4, SW4NE4	577.64
18S	21E	6	SLB&M	LOTS 1, 2, 3, 4, 5, 6, 10, 12, 15, E2SE4, E2SW4, NW4SE4, SE4NE4, SW4NE4, SW4SE4	533.76
18S	21E	7	SLB&M	LOTS 1, 3, 4, 7, 10, 12, E2SW4, N2NE4, NE4NW4, NE4SE4, S2SE4	473.64
18S	21E	8	SLB&M	ALL	640.00
18S	21E	9	SLB&M	ALL	640.00
18S	21E	10	SLB&M	ALL	640.00
18S	21E	11	SLB&M	N2S2, NW4NW4, SE4SW4, SW4SW4, W2NE4, E2NW4, SW4NW4	480.00

18S	21E	14	SLB&M	NW4NW4, NW4SW4, SW4NW4, SW4SW4, E2W2, SW4NE4	360.00
18S	21E	15	SLB&M	ALL	640.00
18S	21E	16	SLB&M	ALL	640.00
18S	21E	17	SLB&M	ALL	640.00
18S	21E	18	SLB&M	LOTS 1, 4, 6, 9, 12, E2NW4, NE4, SE4SW4, SW4SE4	542.80
18S	21E	19	SLB&M	LOTS 1, 4, 9, E2, E2W2	541.82
18S	21E	20	SLB&M	NE4NW4, NW4NE4, NW4NW4, NW4SW4, S2NE4, SW4NW4, SW4SW4, SW4SE4, NE4NE4	400.00
18S	21E	21	SLB&M	NE4NW4, SE4SE4, NE4, S2SW4, W2SE4, SE4NW4, NE4SW4, NE4SE4	520.00
18S	21E	22	SLB&M	ALL	640.00
18S	21E	23	SLB&M	NW4NW4	40.00
18S	21E	27	SLB&M	NW4	160.00
18S	21E	28	SLB&M	ALL	640.00
18S	21E	29	SLB&M	E2E2, NW4SE4, SW4SE4, SW4SW4, W2NE4	360.00
18S	21E	30	SLB&M	LOTS 3, 4, 5, 6, 7, 8, E2, E2W2	746.91
18S	21E	31	SLB&M	ALL	827.87
18S	21E	32	SLB&M	ALL	640.00
18S	21E	33	SLB&M	N2NE4, NE4NW4, NW4NW4, S2NW4, SW4, W2SE4	480.00
19S	20E	1	SLB&M	LOT 3, E2SW4, SE4NW4, SE4SE4	200.12
19S	20E	2	SLB&M	LOTS 1, 2, 3, 4, S2N2, S2	640.64
19S	20E	3	SLB&M	LOTS 2, 3, E2SW4, NW4SE4, SE4NW4, SW4NE4, SW4SE4	319.92
19S	20E	10	SLB&M	E2NW4, S2S2	240.00
19S	20E	11	SLB&M	SE4NE4, W2W2	200.00
19S	20E	12	SLB&M	E2NE4, N2NW4, SW4, SW4NE4, SW4NW4	400.00
19S	20E	13	SLB&M	NW4NW4	40.00
19S	20E	14	SLB&M	S2NE4, W2	400.00
19S	20E	15	SLB&M	ALL	640.00
19S	20E	21	SLB&M	N2, NE4SW4, NW4SE4	400.00
19S	21E	4	SLB&M	LOTS 3, 4, 5, 12	138.36
19S	21E	5	SLB&M	LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, S2NW4, NW4SW4	557.24
19S	21E	6	SLB&M	LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, S2NE4, SE4NW4, NE4SW4, N2SE4	999.50
TOTAL					50,608.59



June 8, 2026

Trust Lands Administration Board of Trustees
102 South 200 East #600
Salt Lake City, Utah 84111

RE: Advocacy Office Position on the Proposed Roadless Area Sale

Dear TLA Trustees,

Please accept this official letter as the Advocacy Office position and a summary of a public statement in the TLA Board meeting on May 21, 2026 regarding the proposed sale of the Roadless Area of the Book Cliffs to the Department of Natural Resources.

The Advocacy Office acts as the authorized agent to represent and advocate for Utah's twelve land trust beneficiaries, including public schools, certain institutions of higher education, and other critical state institutions. Our mandate is to represent their interests and ensure that actions taken by the trustees, in this case the Trust Lands Administration, fulfill the state's fiduciary duty of undivided loyalty to those beneficiaries.

Recommendation

During the 2024 General Legislative session, the Advocacy Office, the beneficiaries, and many trust stakeholders collectively supported HB262. We advocated for this legislation because of its ability to secure a legal pathway for the state to act as a buyer of certain trust land blocks for Department of Natural Resources (DNR) ownership, while meeting the state's fiduciary obligations.

The Advocacy Office concurs with the TLA recommendation to sell approximately 50,000 acres of the Roadless Area of the Book Cliffs to the Utah Department of Natural Resources for nearly \$30 million. This transaction is a mutually advantageous approach. It transforms a low-revenue surface asset with limited commercial interest into a significant cash infusion to the permanent fund for Public Schools, while ensuring these lands remain under state stewardship for the public with subsurface mineral rights firmly reserved in trust for Public Schools.

Rationale for Support

Our support for this sale is rooted in a statutory commitment to monitor and advise on significant transactions from the beneficiary perspective. We focused our attention on four critical areas in consideration of this sale:



- **Fiduciary Prudence:** Historically, this remote block has had little commercial interest and currently generates only about \$125,000 annually in permits and fees—a negligible return on an asset of this scale. Transforming the land asset into almost \$30 million in cash will inject significant capital into the Public Schools' permanent fund under the management of SITFO. Choosing a "sell and invest" strategy is prudent because a diversified market portfolio consistently outperforms the appreciation potential of a remote block with rugged topography.
- **Rigorous Appraisals:** A central focus of our office has been ensuring the integrity of the appraisal process to satisfy the Trust's fiduciary obligations. The proposed sales price is the result of a three-appraisal formula that exceeds statutory requirements. We actively monitored the independent, third-party appraisals to ensure each accurately factored in the highest and best use, regional comparables, and the unique scale of the property.
- **Robust Contract Terms:** Our Office advocated for enhanced contract terms that protect Public Schools' long-term interests beyond a standard surface transaction. We advised on provisions that secure clear access easements for future mineral exploration and production, ensuring today's surface sale does not compromise tomorrow's potential energy or mineral development for the beneficiary.
- **Rigorous Review Process:** We observed appropriate levels of TLA Board review, and we facilitated beneficiary feedback during rulemaking to ensure every step of this process verifiably serves the best interests of the beneficiaries under the law. We carefully evaluated the Director's Finding to ensure it provides a comprehensive and accurate justification for the sale, including a comparison of a sale versus a lease as required in code. Furthermore, there has been proper notice to our office, the School Children's Trust Section, and the USBE Board and Superintendency.

Addressing Stakeholder Concerns

A sale of this size inevitably and justifiably invites questions. I would like to address key concerns that occurred in our stakeholder discussions.

- **Finite Land Allotment:** We recognize that the sale of large blocks within a finite allotment can raise concern. However, TLA's recommendation to sell appropriately considers both the land position of the entire portfolio and how the proceeds will contribute to the total financial return for the Public Schools Trust.
- **Funding Source:** We recognize questions regarding the legislative appropriation from the Public Education Economic Stabilization Restricted Account for the purchase. Our office is highly sensitive to the funding challenges that are evident for district and charter schools every session. We remain in active consultation with legislators, education leaders, and stakeholders to advocate for account guardrails and general fund appropriations to support future large land block purchases.



- **Precedents and Practices:** This sale is the first application of the new law and administrative rule, setting a precedent for the structure and terms of future large land block sales that may impact additional beneficiaries. Furthermore, this sales price will likely influence future appraisals. We invite continued attention and collaboration from the TLA Board and staff on procedural improvements, leveraging the insights gained while navigating this complex process for the first time.

Conclusion

Having comprehensively reviewed the methodology, appraisals, and associated documents, the Advocacy Office agrees that this sale is in the best interest of the Public Schools Trust. This transaction offers an exceptional opportunity to transform an underperforming land block into cash assets, bolstering the permanent fund and compounding growth for annual school distributions.

We thank the Trust Lands Administration for their transparency and engagement throughout the review and appraisal process of the proposed transaction, and we respectfully recommend that the Board approve this sale to the Department of Natural Resources.

Sincerely,

Liz Mumford, Director
School and Institutional Trust Beneficiaries' Advocacy Office

Action Item 10B

Proposed Metalliferous Minerals Exploration Agreement with Option to Lease (ML 54717 OBA)

Juab County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Tyler Wiseman, PG, Geoscientist & Lease Manager
Energy & Minerals

Re: Metalliferous Minerals Exploration Agreement with Option to Lease (ML 54717 OBA)

Applicant: AuKing Mining Limited
dba Spor Critical Minerals, LLC
Suite 34, Level 10
Christie Centre
320 Adelaide Street
Brisbane, QLD 4000
Australia

Location: T12S, R12W, Sections 26 and 35, Less Mining Claims, Juab County

Acreage: 1,212.10 +/- acres

Beneficiary: Public Schools Trust

Summary

The agency requests the Board approve this Metalliferous Minerals Exploration Agreement with Option to Lease OBA (ML 54717 OBA) for lands in Juab County. Pursuant to Utah Code § 53C-2-401(1)(d)(ii), the agency may enter an OBA with Board approval. This action requires Board approval because the proposed lands are not being offered on the standard lease form via the competitive lease process.

Key Information and Background

The proposed OBA is located in the Spor Mountain mining district on the western edge of the north-northwest trending Thomas Range in central Juab County, approximately 40 miles northwest of the town of Delta, Utah. The Spor Mountain district metal and industrial mineral occurrences cover roughly 25 square miles and contain the world's premier beryllium (bertrandite) deposits currently

mined by Materion Natural Resources. The district is the seventh largest district in Utah as valued by total metal production value. Spor Mountain is also Utah's largest fluorite (fluorspar) producer and has produced a minor amount of uranium from the Yellow Chief Mine located in The Dell area on the far northeastern edge of the district. The proposed OBA includes approximately 1,212.10 acres of Utah's trust land surface and mineral estate, which was recently acquired through the John D. Dingell, Jr. Conservation, Management, and Recreation Act of 2019 (Dingell Act) land exchange with the federal government. The agency acquired the lands subject to all valid existing rights, including dozens of valid unpatented lode mining claims, which carry no royalty under the 1872 Mining Law. To date, all but two unpatented mining claims have been abandoned. The existing unpatented mining claims encumbering the subject land within the proposed OBA are held by Kenneth Lowder and are administered by the agency under ML 54654 MC. The proponent is currently under NDA with the claimant to potentially acquire the existing mining claims and has agreed to abandon and relinquish the claims if successful as part of this OBA proposal.

The Resource: Base and precious metalliferous minerals

The Applicant: Spor Critical Minerals, LLC, a wholly owned subsidiary of AuKing Mining Limited ("AuKing"), an ASX-listed diversified Australian junior mining exploration and development company primarily focused on exploring for base and precious metals, fissionable minerals, and rare earth elements in Australia and Africa. The company's portfolio of exploration projects includes the Tundulu Rare Earths Project and Mkuju Uranium Project in Africa and the Big Wilson Tin Project and Koongie Park Copper-Zinc-Silver Project in Australia.

Material Terms of the Transaction

Term: AuKing will receive an initial five-year exploration agreement with the option to lease for a primary term of ten (10) years, contingent on a negotiated exploration program, required annual progress reports submitted to the agency, and filing an Australian JORC technical report or equivalent feasibility study approved by the agency.

Payments to Trust Lands Administration:

- One-time \$5,000.00 bonus payment due on signing the exploration agreement
- Five-year Exploration Term escalated annual rental
 - Years 1 to 3: \$3.00 per acre
 - Years 4 to 5: \$5.00 per acre
- Ten-year Primary Term annual rental on selected optioned areas, or entire OBA
 - \$5.00 per acre
- Production royalty rate for non-fissionable metalliferous minerals at 4% gross value and fissionable metalliferous minerals at 8% gross value
 - Option to negotiate a royalty reduction pending acquisition and abandonment of the unpatented mining claims under ML 54654 MC that encumber the subject lands and carry no royalty under the 1872 Mining Law

Work/Expenditure Requirements: AuKing will complete a comprehensive five-year exploration program designed to evaluate the resource and identify new targets on the subject lands as described below:

- Year 1: Data compilation, target generation, and permitting
 - Existing historic data compilation
 - Geological mapping

- o Surface geochemistry
- o Remote sensing / alteration mapping
- o Begin cultural and environmental baseline surveys and necessary permit applications and bonding requirements through the Utah Division of Oil, Gas and Mining (“DOGM”)
- Year 2: Target Development and Ranking
 - o Complete the DOGM exploration permitting and bonding process
 - o Geophysics
 - o Trenching
 - o Drill targeting
 - o Complete the DOGM exploration permitting and bonding process
- Year 3: Target Testing and Resource Evaluation
 - o Initial drilling
 - Drilling would be planned to utilize existing roads/tracks as much as possible
 - Secure necessary DOGM exploration permits and post bonding
 - Cultural and environmental baseline surveys to be conducted prior to any drilling
 - Drill plan to be submitted prior to any drilling
 - o Follow-up drilling
 - o Technical studies
- Years 4-5: Resource Delineation and Feasibility Studies
 - o Prepare and submit an Australian JORC technical report or equivalent study approved by the agency

Data Reporting Requirements: The agency will require a development plan, annual progress reports, and any additional geologic data from exploration activities conducted on the overall property.

Rationale

The applicant is the logical lessee for the proposed OBA. AuKing is well financed and has proposed a focused exploration program with private-sector investment in the evaluation of critical mineral potential on Utah’s trust lands within an established mining district. Exploration success by the company may lead to long-term financial returns to the agency’s beneficiaries through lease rentals, production royalties, and associated economic development. Additionally, data obtained from dedicated exploration work on the subject lands would further an understanding of the regional geology and value of the property. Advancement of Spor Mountain’s mineral resources also supports broader state-wide and national objectives relating to secure domestic supply of critical and strategic minerals. Lastly, the company is well positioned to acquire the encumbering existing unpatented mining claims and has agreed to abandon and relinquish the claims if successful.

Committee Discussion

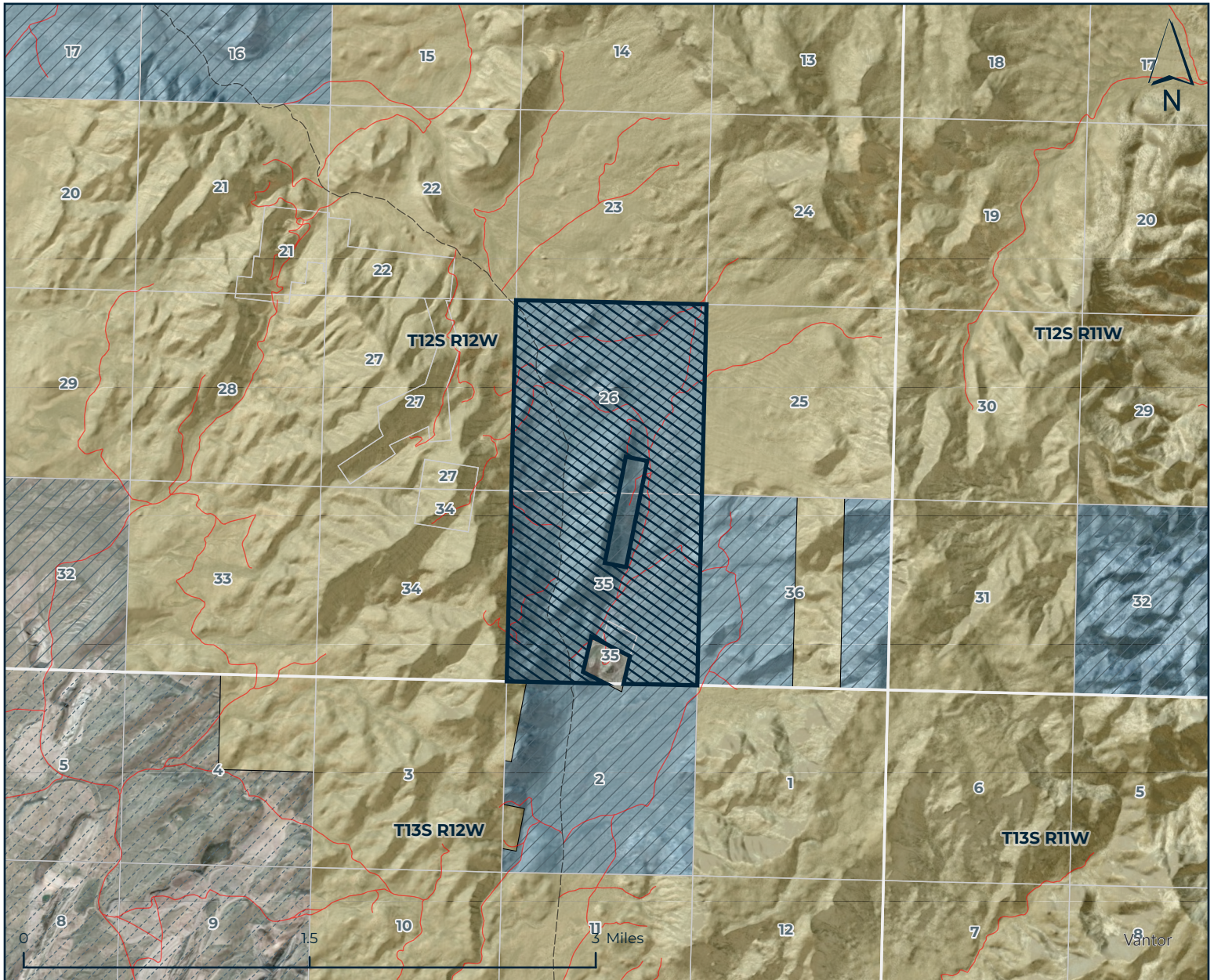
Tyler Wiseman prepared a presentation of the terms of this exploration agreement with option to lease as outlined in this Board Memorandum. Mr. Nelson asked if the encumbering mining claims were patented, and Mr. Wiseman responded in the negative. It was stated that the proponent has an NDA with the third-party claimant and they are working towards a potential acquisition. Mr. Wiseman shared that approximately half of the mining claims TLA obtained in the Dingell Act land exchange with the federal government have been relinquished or cancelled. Mr. Wiseman then stated that the option to

reduce the royalty rate in this lease is a much better option than the 0% received from the encumbering unpatented mining claims. Mr. Nelson stated that mining claims can be abused and he is supportive of removing as many as possible. There were no specific concerns, and the OBA was recommended for presentation to the full board.

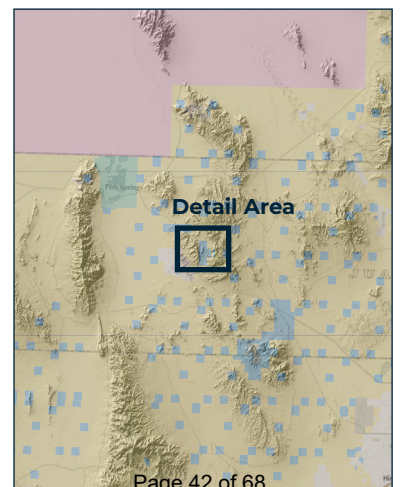
Request Action

The agency requests that the Board approve the OBA and offers the following proposed motion:

“I move to approve ML 54717 OBA on the terms set forth in the board memorandum and to have the agency take all further actions necessary to finalize the transaction.”



-  Mineral Lease No. 54717-OBA - Metalliferous Minerals
-  Private
-  State Trust Lands
- Trust Lands Minerals Ownership**
-  All Minerals
-  Partial Minerals
- Land Ownership and Administration**
-  Bureau of Land Management



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Action Item 10C

Proposed Oil, Gas, And Associate Hydrocarbons Lease Agreement (ML 54718 OBA)

Uintah County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Heather Murray, Lease Manager
Energy & Minerals

Re: Oil, Gas, and Associated Hydrocarbons Lease Agreement (ML 54718 OBA)

Applicant: Leif Exploration, LLC
PO BOX 80992
Billings, MT 59108

Location: T14S, R23E, Section36, Uintah County

Acreage: 640 +/- acres

Beneficiary: Public Schools Trust

Summary

The agency requests the Board approve this Oil, Gas, and associated Hydrocarbons Lease OBA (ML 54718 OBA) for lands in Uintah County. Pursuant to Utah Code § 53C-2-401(1)(d)(ii), the agency may enter an OBA with Board approval. This action requires Board approval because the proposed lands are not being offered on the standard lease form via the competitive lease process.

Key Information and Background

The proposed Other Business Arrangement (OBA) is located in southern Uintah County. This area was previously leased to ARB Energy Utah, LLC (ARB) under ML 18667, which was terminated on December 15, 2025 (effective February 28, 2025) for non-payment.

A producing well, Trapp Springs 8-36-14-23 (API 43-047-30944), is located on the proposed lease. While ARB was initially notified to plug the well, Leif Exploration LLC purchased ARB Energy's Uintah County assets in January 2026. These assets include federal oil and gas leases and the aforementioned well and other federal wells. Leif has since approached TLA regarding the acquisition of a new lease and worked with ARB to have the well assigned to them as part of the purchase.

Leif Exploration LLC is proposing a primary term lease. This would allow them to develop the acreage and either restore the well to paying quantities or complete the plugging process without the risk of lease cancellation.

The Resource: Oil, Gas, and associated Hydrocarbons

The Applicant: Leif Exploration LLC is based out of Billings Montana and have associated companies working in that area. They have extensive knowledge of Utah from working other local assets and companies.

Material Terms of the Transaction

Term: Leif Exploration LLC will receive an initial five-year primary term lease.

Payments to Trust Lands Administration:

- One-time \$32,000 bonus payment including first year rental due on signing the lease
- Five-year primary Term rental \$2.00 per acre (royalties from well can be applied to rental)
 - Years 2 to 5: \$2.00 per acre
 - Trapp Springs 8-36-14-23 royalties may be deducted.
- Production royalty rate for new wells will be 1/6th (16.67%)
- Production Royalty rate on Trapp Springs 8-36-14-23 will stay at 1/8th (12.5%)

Rationale

The applicant is the logical lessee for the proposed OBA. Leif Exploration has acquired all of ARB Energy's Uintah County assets and holds the surrounding acreage, which will allow for the most efficient development of the area. Additionally, Leif Exploration will take over a well that was in the process of being orphaned. Leif Exploration will take over a well that was in the process of being orphaned. They intend to either return it to production or assume full liability for the well.

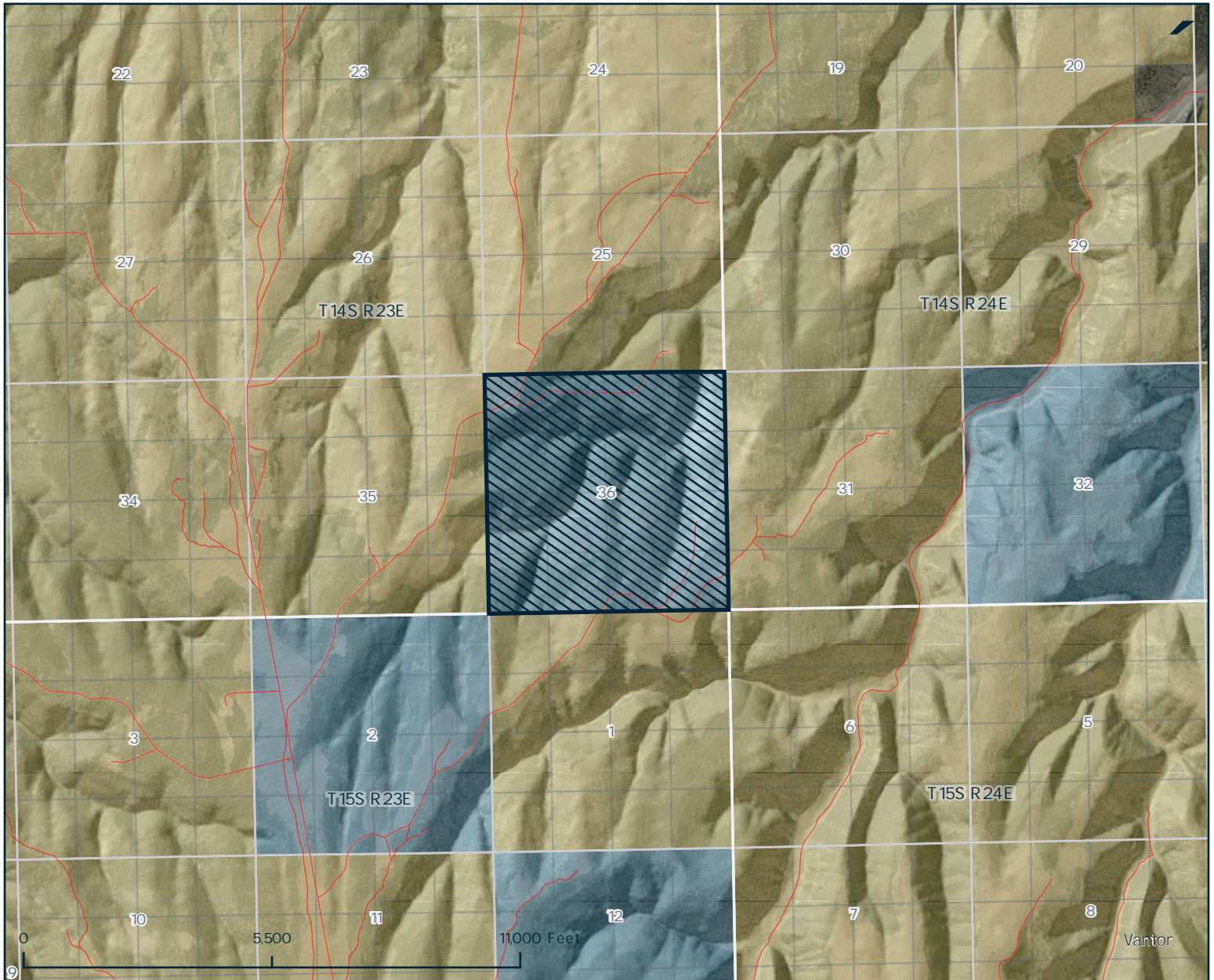
Committee Discussion






Heather Murray prepared a presentation of the terms of this lease as outlined in the draft Board Memo (together as Exhibit A). Mr. Baza stated he was pleased the prior Lessee of this area was being replaced and asked about the experience of Leif in other basins. Ms. Murray replied that they had many wells in Montana and had done a lot of work for Newfield (now Ovintiv) in Utah. Mr. Bedingfield stated that having the well and lease in the hands of a new operator resolves a number of issues for TLA. There were no specific concerns, and the OBA was recommended for presentation to the full board.

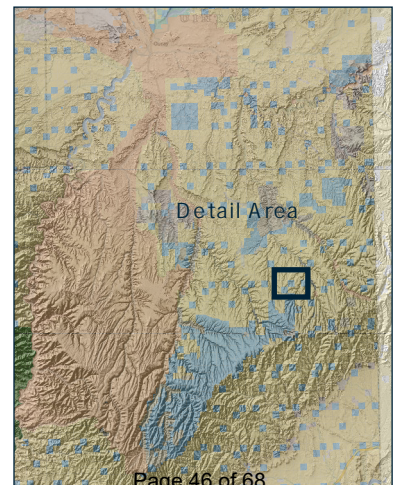
Requested Action

The agency requests that the Board approve the OBA and offers the following proposed motion:

"I move to approve ML 54718 OBA on the terms set forth in the board memorandum and to have the agency take all further actions necessary to finalize the transaction."



-  Mineral Lease No. 54718-OBA - Metalliferous Minerals
-  Bureau of Land Management
-  Private
-  State Trust Lands
-  Tribal Lands



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Action Item 10D

**Proposed Helium, Oil, Gas, and Associated
Hydrocarbons Lease Agreement (ML 54722-25 OBA)**

Grand County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Heather Murray, Lease Manager
Energy & Minerals

Re: Helium, Oil, Gas, and Associated Hydrocarbons Lease Agreement (White Sands OBA)

Applicant: Rose Petroleum (Utah) LLC
410 17th Street, Suite 1300
Denver, CO 80202

Location: **ML 54722** T22S, R16E, Section 2, 619.82 Acres, Grand County
ML 54723 T23S, R17E, Section 16, 352.76 Acres, Grand County
ML 54724 T23S, R17E, Section 2, 625.14 Acres, Grand County
ML 54725 T23S, R18E, Section 36, 640 Acres, Grand County

Acreage: 2237.72 +/- acres

Beneficiary: Public Schools Trust

Summary

The agency requests the Board approve this Helium, Oil, Gas and Associated Hydrocarbons Lease OBA (White Sands OBA) for lands located in Grand County. Pursuant to Utah Code § 53C-2-401(1)(d)(ii), the agency may enter an OBA with Board approval. This action requires Board approval because the proposed lands are not being offered on the standard lease form via the competitive lease process.

Key Information and Background

The proposed OBA is in Grand County east of the Green River and north of the Moab area. Rose Petroleum has one BLM federal unit and has drilled two new wells in the area. This area has been challenging to develop infrastructure and gas takeaway. They have performed seismic surveys on acreage they hold. Rose has been actively developing the area and looking to expand their acreage. Rose petroleum has nominated Federal lands nearby to obtain federal oil and gas leases.

The Resource: Helium, Oil, Gas, and Associated Hydrocarbons

The Applicant: Rose Petroleum (Utah) LLC is based in Denver, CO. They are an operator in good standing with DOGM and BLM and have a positive track record on existing TLA leases.

Material Terms of the Transaction

Term: Rose Petroleum (Utah) LLC will receive an initial five-year primary term lease with the option to extend 2 years , contingent on a 3D Seismic performed and submitted to the agency.

Payments to Trust Lands Administration:

- One-time \$22,377 bonus payment due on signing the primary term lease
- Five year primary perm annual rental
 - \$2.00 per acre
- Oil and Gas royalty rate 1/6th (16.67%)
- Gaseous Helium royalty rate 1/8th (12.5%)
- \$10 per acre to extend for years 6 and 7 if seismic if completed

Work/Expenditure Requirements:

3D Seismic conducted and data submitted to agency

State 16-10 (location built and conductor drilled) will be drilled and completed or plugged and abandoned. Location will continue to be monitored in the interim period.

Data Reporting Requirements: The agency will receive data from 3D seismic performed.

Rationale

The applicant is the logical lessee for the proposed OBA. Rose Petroleum has been the only active operator performing oil and gas exploration in the area. BLM leases are 10 years and having the option to have a five year primary term with the option to extend helps keep the whole play intact.

Committee Discussion










Heather Murray prepared a presentation of the terms of these leases as outlined in the draft Board Memo (together as Exhibit B). No questions were asked, but Mr. Bedingfield reiterated the sentiment that Rose Petroleum is a quality operator actively engaged in exploration and drilling in the area and obtaining the seismic surveys they will do is well worth the OBAs. There were no specific concerns, and the OBAs were recommended for presentation to the full board.

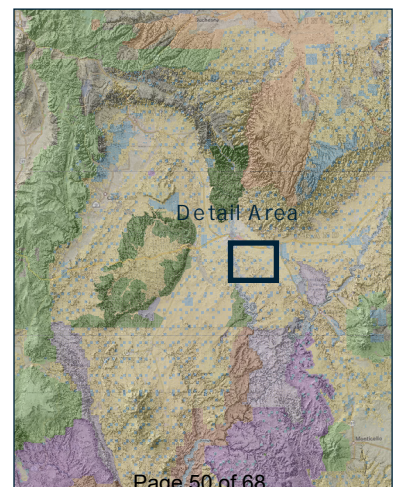
Requested Action

The agency requests that the Board approve the OBA and offers the following proposed motion:

“I move to approve White Sands OBA on the terms set forth in the board memorandum and to have the agency take all further actions necessary to finalize the transaction.”



-  Mineral Lease's - Metalliferous Minerals
-  Bureau of Land Management
-  National Wilderness Area
-  Military Reservations and Corps of Engineers
-  Private
-  State Trust Lands
-  State Sovereign Land
-  State Wildlife Reserve/Management Area
-  Other State



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Action Item 10E

Proposed Major Development Transaction in Dammeron Valley

Washington County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Gregg McArthur, Economic Development & Project Manager
P&DG Utah South

Re: Dammeron Valley – Development Lease Proposal

Applicant: Dammeron Corporation

Location: T40s, R16w, Sections 8,17,18, and 20, Washington County

Acreage: 510.32 +/- acres

Beneficiary: University of Utah and School of Mines

Summary

Staff recommends that the Board approve a major development transaction on approximately 510.32-acres of development property located in the unincorporated area known as Dammeron Valley in Washington County. Dammeron Valley is accessed off SR-18 and is just north of Diamond Valley and Veyo. The Board approved negotiations of this transaction on October 23, 2025. The agency has negotiated the terms of the deal and now seeks the Board’s final approval of the transaction, pursuant to Rule R850-140-600. If the Board approves the transaction, the agency will finalize the development agreement.

Key Information and Background

Background: TLA entered into DEVL 1064 with the Dammeron Corporation on October 16, 2014. The 10-year development lease encumbered all TLAs land holdings in Dammeron Valley and expired in October of 2024. The lease expired primarily because the development partner was unable to secure the required entitlements on most of the remaining lands. Current zoning is Open Space Transition with 20-acre minimum lot sizes (OSC-20). In addition to the unfavorable zoning, the lands are not supplied

water by the Washington County Water Conservancy District (WCWCD); rather, water is supplied exclusively by Dammeron Valley Water Works (DVWW), which is owned by Dammeron Corporation.

The parcel was put out to a Request for Proposal (RFP) to solicit additional offers in December 2024. The RFP ran for four months, ending in March 2025. We received two offers from the RFP. The best offer was presented by the Dammeron Corporation.

Material Terms of the Transaction

The Dammeron Corporation proposes to enter into a development lease with the Trust to develop 237 residential lots on the property in the following neighborhoods with the following average and minimum lot sale prices.

Table Showing Neighborhoods, Lots Counts, Sales Price and Miniums:

Neighborhoods	Lots	Avg Sales Price	Min Sales Price (70% of Avg)
Juniper Ridge	54	350,000	245,000
High Ground	29	325,000	227,500
East Meadows	22	285,000	199,500
White Knolls	46	250,000	175,000
Wuchim	86	250,000	175,000
	237		

The developer assumes the lot prices will increase 3% annually. The developer intends to sell 16 lots the first year and then approximately 25 lots per year thereafter. TLA will receive 22% of the gross sales price of each lot sold.

The developer will be responsible for all construction costs, infrastructure costs, providing water, establishing and maintaining a County-approved wastewater treatment system, etc.

Unimproved parcel sales within the development lease minimum sales prices will be set at a minimum of \$14,000 per acre, with an annual escalation of 3%. Unimproved Parcels would be redefined as areas set aside for vineyards, open spaces, etc., and those parcels would not be eligible to be sold until the surrounding developable lots that touch the unimproved parcel have been developed (all required infrastructure in the ground and a developed lot ready for sale).

The developer will use his own funds to install the infrastructure. TLA will retain ownership until a lot is developed and simultaneously sold to the developer and then to a third-party purchaser. Should the developer go bankrupt, TLA will retain ownership of the property, plus any improvements that are installed.

Annual Rent will be set at \$4 an acre ($\$4 * 510 = \$2,040$) with a \$1,000 floor.

Lease term will be for a 10-year period. There will be an option to renew the lease for 2 additional 5-year terms if both parties agree and certain benchmarks are achieved.

Within thirty (30) days following execution of the Development Lease, Dammeron Corporation shall allocate and commit sufficient water rights from Dammeron Valley Water Works to fully serve the

proposed 237-lot project. Such water rights shall be permanently reserved for the benefit of the project and guaranteed in perpetuity.

SR-18 runs through the development area, encumbered by a 15-acre permanent UDOT easement. A recent survey valued this specific acreage at \$0.00 due to the easement. These lands will be included in the development lease and the developer will be required to dedicate them to UDOT as part of the agreement.

Economic Analysis

This development lease has the potential of generating a Net Present Value (NPV) of about \$11.8 million, although a more realistic absorption rate reduces the NPV to \$8.2 million

Projected Revenue Based on Projections:

Neighborhood	Sales (SITLA = 22%)											Total
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Juniper Ridge	-	-	-	-	-	446,321	459,710	473,501	975,413	1,004,675	1,966,150	5,325,770
High Ground	-	-	-	-	-	414,440	426,874	439,680	452,870	-	864,810	2,598,675
East Meadows	-	-	-	-	564,555	508,805	524,070	-	-	-	-	1,597,430
White Knolls	-	-	1,166,990	601,000	619,030	382,560	-	-	-	-	-	2,769,580
Wuchim	-	623,150	933,592	961,600	990,448	1,020,161	722,402	-	-	-	-	5,251,352
Gross Revenue	\$ 17,542,807	623,150	2,100,582	1,562,600	2,174,033	2,772,288	2,133,055	913,181	1,428,283	1,004,675	2,830,960	17,542,807
NPV	\$11,845,176											

Revenue Based on Minimum Sales Prices:

Neighborhood	Sales (SITLA = 22%)											Total
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Juniper Ridge	-	-	-	-	-	312,424	321,797	331,451	682,789	703,273	1,376,305	3,728,039
High Ground	-	-	-	-	-	290,108	298,812	307,776	317,009	-	605,367	1,819,072
East Meadows	-	-	-	-	395,189	356,164	366,849	-	-	-	-	1,118,201
White Knolls	-	-	816,893	420,700	433,321	267,792	-	-	-	-	-	1,938,706
Wuchim	-	436,205	653,514	673,120	693,313	714,113	505,681	-	-	-	-	3,675,947
Gross Revenue	\$ 12,279,965	436,205	1,470,407	1,093,820	1,521,823	1,940,602	1,493,139	639,227	999,798	703,273	1,981,672	12,279,965
Per Acre	25,784.16											
NPV	\$8,291,623											

Dammeron Corporation controls the water infrastructure in this area. Working with this group will provide the best possible option of monetizing these lands for the foreseeable future. The Trust will meet its fiduciary responsibility by entering into a development lease with the Dammeron Corporation.

Competitive Process

Staff advertised the parcel on the TLA website and ran ads in the local paper. Staff also reached out to several of its active development partners to see if any of them wanted to submit an offer. However, primarily because Dammeron Corporation controls all the water in the area, no other developer submitted a competing offer. The only other offer received from the RFP was from an individual wishing to purchase a portion of the land for non-development purposes at non-development pricing.

Committee Discussion

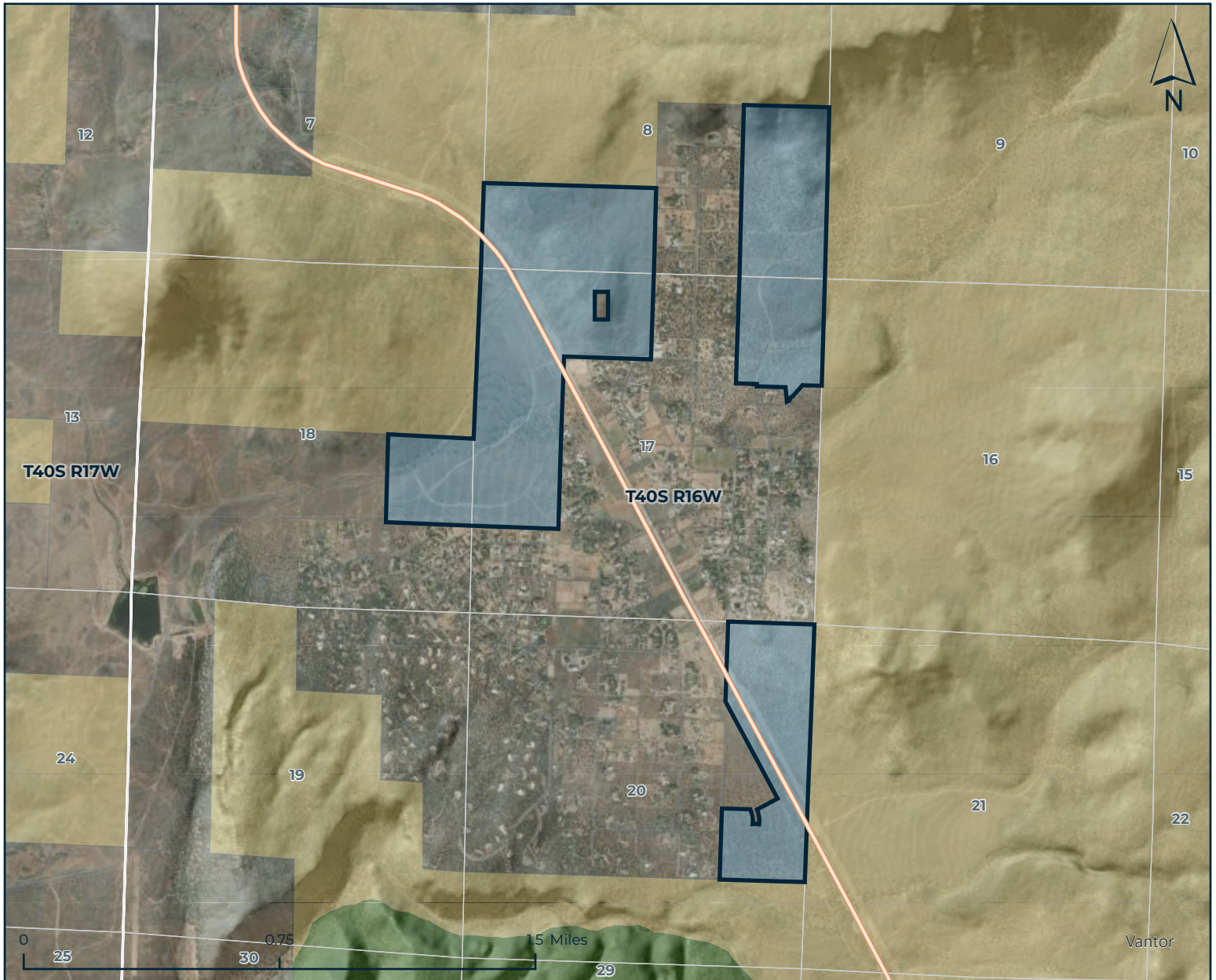
This development lease proposal was originally presented to the Real Estate Committee in May 2025. During the initial presentation, the Committee raised questions regarding the long-term viability of the Dammeron Corporation’s utility, ‘Dammeron Valley Water Works.’ After vetting the company, staff

confirmed its strong financial standing and long-term operational stability. Staff brought the proposal back to the Real Estate Committee during their September 2025 meeting, where the Committee unanimously approved advancing the proposal to the full Board. The Board of Trustees subsequently reviewed the proposal during the October 23rd meeting and voted unanimously to authorize staff to enter into lease negotiations with the Dammeron Corporation. In April 28, 2026, this was brought to the Real Estate Committee again so that it could advance to the Board of Trustees one last time. The Committee requested more guarantees of water, which Staff was able to secure.

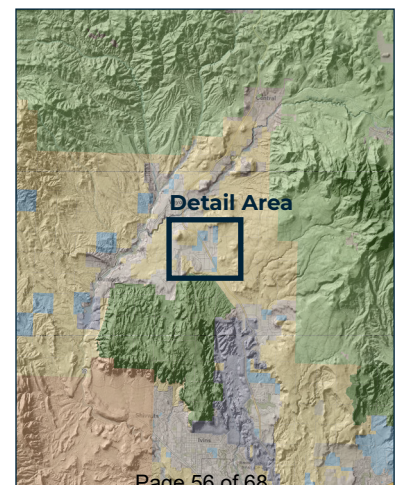
Requested Action

Staff recommend that the Board approve the final terms of the development agreement with the developer and offers the following proposed motion:

“Move to approve the final terms of the development agreement with Dammeron Corporation for 510.32 Acre Development Lease in Dammeron Valley, UT and for the agency to execute and take all further actions necessary to finalize the transaction.”



-  Dammeron Valley
- Land Ownership and Administration**
-  Bureau of Land Management
-  National Wilderness Area
-  Private
-  State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: June 03, 2026 - katestaley

Action Item 10F

Proposed Amendment to a Major Development Transaction (DEVL 1074)

Utah County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Alexa Wilson
Development Project Manager, Residential and Commercial Real Estate

Re: Proposal to Approve an amendment of Major Development Transaction DEVL 1074

Developer: Ivory Homes, Ltd. (“Ivory”)

Location: Within
Section 36 of Township 5 South, Range 2 West, SLB&M and
Sections 1 and 12 of Township 6 South, Range 2 West, SLB&M
Utah County (See Exhibit A)

Acreage: 986 +/- acres

Beneficiary: Public Schools Trust

Summary

Staff recommends that the Board approve a material amendment to a major development transaction on approximately 986 acres of trust land located in Utah County, in Eagle Mountain, Utah. TLA entered into Development Agreement No. 1074 on February 1, 2016 (the “Lease”), and the developer has requested material changes to the terms of the agreement. The Development Lease has been amended previously on June 29, 2020, by letter agreement and on April 1, 2024. Both amendments adjusted the percentage payments to TLA for constructed housing units downward in response to market forces. The agency has negotiated the terms of this proposed amendment and now seeks the Board’s approval, pursuant to Rule R850-140-700. If the Board approves the amendment, the agency will finalize the agreement.

Proposed Amendment

Ivory is proposing an amendment enabling Ivory to sell vacant commercial property absent onsite infrastructure, grading, and a recorded plat. **The Lease does not provide for the sale of commercial land before Basic Onsite Infrastructure has been installed (“Unimproved Commercial Parcel”). The proposed amendment would allow such sales under certain circumstances. Staff is requesting the authority to negotiate the payment to TLA for the sale of Unimproved Commercial Parcels between 50% and 80% of the gross sales price, based on the specific circumstances of each sale.**

Key Information and Background

Conditions for the Sale of Improved Commercial Lots in the Lease

The Lease contemplates that Ivory is required to perform the following actions in furtherance of the Development Plans (Capitalized terms have the meaning defined in the Lease) prior to the sale of an Improved Commercial Parcel:

1. Execute and amend, if necessary, the City Development Agreement and acquire all other necessary City Approvals for the proposed uses in the Development Plan (Par. 2.4).
2. Create and execute a Marketing Plan for the marketing of the commercial and residential units included in the Development Plan (Par. 1.44 and 5.10)
3. Constructs and secures funding for Offsite Roadway Improvements including for the Pony Express Parkway, Airport Road and Mid Valley Road (Par. 1.51 and 5.4) .
4. **Constructs Basic Onsite Improvements** for the Improved Commercial Parcels (“Parcel”) as defined in the Lease before selling it to a third-party user. Basic Onsite Infrastructure consists of (Par. 1.9):
 - a) All utilities necessary to use the lot for designated purposes including sanitary sewer lines, culinary water lines, natural gas lines, electrical power lines, fiber optic lines and storm sewer lines or channels shall have been installed to the boundaries of the lot, available for use upon payment of customary hookup fees.
 - b) Curb and gutter installed along the common boundary of the lot and any street ... providing access to the lot from any street having a common boundary.
 - c) Rough grading.
 - d) Streets providing access to the lot shall have been paved such that the lot has paved access to paved public right of way.
 - e) All other improvements required by the City and any other CC&Rs.
5. **Record subdivision plats** for lots and parcels (Par. 1.31).
6. Improved Lot Payment to TLA, payable upon sale of the lot is 50% of **the greater** of the purchase price paid by the third-party purchaser or the appraised value for the Improved Commercial Lot (Par. 6.6.A)

Proposed Amendment

Staff is proposing an amendment to the Lease enabling Ivory to sell vacant commercial property absent the items numbered 4 and 5 above. Item 6 above will be amended to provide a revenue split to TLA ranging from 50% - 80% based on the specific characteristics of each proposed transaction.

1. Lessee has secured irrevocable commitments from one or more anchor tenants to occupy the Unimproved Commercial Parcel.
2. The proposed development is of regional significance and is designed to serve an area greater than the project area.
3. If the Lessee exercises a repurchase option agreement, TLA receives a reconciliation payment of 50% of the overage if the property is resold for more than the original purchase price.
4. The Unimproved Commercial Parcel is fully entitled for the proposed use, which may be documented by a City approved Master Development Agreement or Preliminary Plat.
5. Lessee has secured irrevocable commitments for the funding of the construction of the Offsite Roadway Improvements and Offsite Utility Improvements.
6. The proposed purchase price is at least at fair market value.
7. The Lessor determines (at its discretion) that the transaction is in the best interest of the trust. Items TLA may consider in this determination:
 - a) The expectation of spin-off returns on the balance of the Lease Premises as result of the increased amenitization of the project.
 - b) Alternatives to the proposed transaction and the associated risk and return.

Summary of Modifications:

The proposed modification would give Staff the authority to negotiate TLA percentage payments between 50% and 80% if an Unimproved Commercial Parcel is sold, if certain conditions are met.

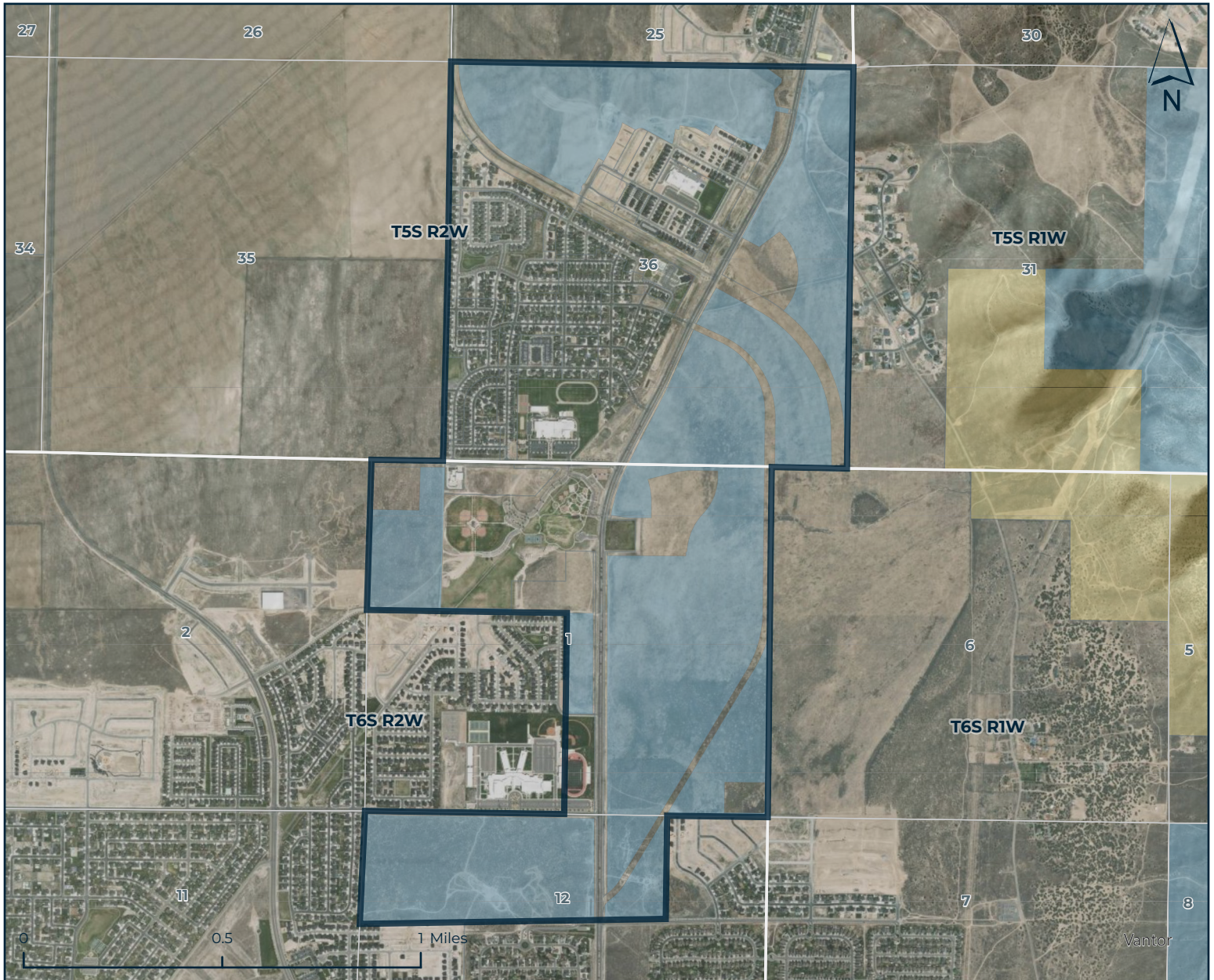
Committee Discussion

The real estate committee supported bringing the proposed amendment to the Board for review.

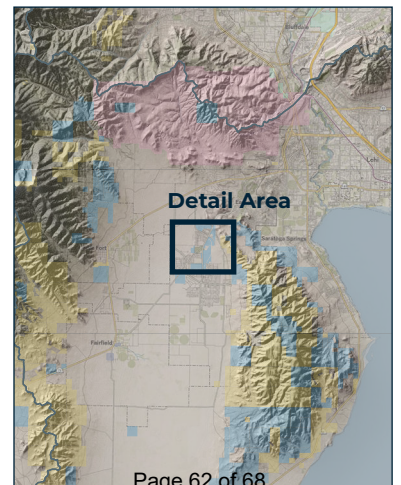
Requested Action

The agency requests that the Board approve the final terms of the amendment of the development agreement with the developer and offers the following proposed motion:

Move to approve the agency's proposed amendment framework for Development Agreement No. 1074, authorizing staff to finalize and execute an amendment substantially consistent with the terms presented, including authority to approve qualifying Unimproved Commercial Parcel sales with TLA participation between 50% and 80% of gross sales price, subject to documented staff findings that the transaction is in the best interest of the trust.



-  Overland
- Land Ownership and Administration**
-  Bureau of Land Management
-  Private
-  State Trust Lands



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Notification Item 11A

Notice of a Material Amendment to a Minor Development Transaction

Kane County, UT



TRUST LANDS

ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Board of Trustees Memorandum

Date: June 18, 2026

From: Aaron Langston, Managing Director,
Residential and Commercial Real Estate

Re: Development Lease 1263 – Hotel Parcel

Applicant: MW-Kanab LLC

Location: T44S, R6W, Section 10, Kanab, Kane County

Acreage: Lot 1 – Five Acres of the Ventana Resort Village Phase 2 Subdivision

Beneficiary: Miners Hospital

Summary

Staff is providing Notice of a material amendment to a Minor Development transaction on approximately 101 acres of Trust Lands located in Kanab, Kane County, Utah, within Development Lease 1263 (DEVL 1263). TLA entered Devl 1263 on November 22, 2022. The agency has negotiated the terms of the amendment and now seeks to provide Notice to the Board pursuant to Rule R850-140-700.

Key Information and Background

Pursuant to Devl 1263, commercial lands were subdivided through the Ventana Resort Village Phase 2 subdivision plat, which was recorded on March 23, 2026 (see Exhibit A). Lot 1 of the Ventana Resort Phase 2 subdivision plat is the site designated for a hotel. Currently, both TLA and MW-Kanab, LLC (“MW-Kanab”) are to enter a joint venture (“Hotel JV”) in which TLA would contribute the hotel lot to the Hotel JV and receive no less than 14.6% equity in the hotel. The Hotel JV is to be governed by an operating agreement.

The Parties have been unable to reach agreeable terms for the operating agreement. Based on market research, MW-Kanab desires to upgrade the originally anticipated \$40 million hotel to an \$80 million hotel (the “Upgraded Hotel”). MW-Kanab desires to reduce TLAs static equity position by half. Additionally, the Parties recognize that TLA is not required to contribute to capital calls, so there are

questions as to why MW-Kanab should make all the capital calls while not further reducing TLAs equity position? These complexities have become insurmountable.

The Parties desire to remove the Hotel JV from DEVL 1263, instead authorizing MW-Kanab to purchase the hotel land so they can move forward with the hotel. In order for the Trust to receive comparable revenue to what was originally projected, MW-Kanab anticipates selling the surrounding units for substantially more money (their research shows that the residential units in the development will increase in value by as much as 35% being near the Upgraded Hotel instead of the originally planned \$40 million hotel), and also to increase TLA's gross revenue share on the Village units. Thus, with a larger revenue share and with units projected to sell at higher price points, the originally pledged \$15.7 million in gross revenue to the Trust will not only be maintained, but it will be exceeded.

Financial Analysis

Our internal analysis shows that the Trust will lose about \$6.7 million gross (\$2.5 million NPV) in revenue from no longer participating in the hotel, and about \$2.2 million gross from less density (part of the market research indicated that the project might be too dense to achieve the targeted sales prices and product types, so some adjustments have been made), totaling just under \$9 million gross or about \$3.5 million NPV. However, by increasing the revenue share and being able to sell the residential units for more money because of the Upgraded Hotel, the Trust stands to receive about \$10.5 million, thus grossing about \$1.6 million more than originally forecasted:

BAFO / Latest Bridge	Gross	NPV
Lost Hotel Revenue	\$6,714,858	\$2,570,441
Lost Value from Latest Unit Mix	\$2,227,237	\$977,730
Total Gap to Replace: Hotel + Unit Mix	\$8,942,095	\$3,548,171
Increased Starting Price Impact	\$3,921,922	\$1,859,079
Increased Revenue Participation Impact	\$6,632,865	\$3,138,300
Total Participation + Price Impact	\$10,554,786	\$4,997,379

This increased revenue also comes with less risk to TLA as it no longer needs to participate in the hotel.

Committee Discussion

There were no concerns regarding the proposed changes, and the Committee recommended this to come to the Board as a Notice Item.

Notice

Staff hereby provides notice of the proposed amendment to Devl 1263 by removing the Hotel JV from the lease, allowing for the sale of the underlying land for the hotel, increasing the pricing for the residential units, and increasing TLAs revenue share on the Village units as outlined in this memo.

End of Board Meeting Materials

June 18, 2026