

# BOARD OF TRUSTEES MEETING

June 18, 2026

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# Board Meeting Agenda

## AGENDA → Items 1–3

1 - 3 Welcome / Minutes / Upcoming Meetings

## PRESENTATIONS → Items 4–9

4 Trust Lands Funds in Action

5 Social Media Minute

6 Public Comment

7 Chair's Report

8 Director's Report

9 Advocate Report

## ACTION ITEMS → Item 10 A–F

10A - Proposed Sale of Trust Lands – Michelle

10B - ML 54717 OBA - Tyler

10C – ML 54718 OBA – Heather

10D – White Sands OBA – Heather

10E - Dammeron Valley – Gregg

10F – DEVL 1074 - Alexa

## NOTIFICATION ITEMS → Item 11 A

11A - Material Amendment to Minor Development Transaction in Kanab - Kyle

Items

1 - 3

## AGENDA

1. Welcome
2. Approval of Minutes
3. Confirmation of Upcoming Meetings



TLA Board of Trustees - 2026

Item  
4

## AGENDA

# Trust Lands Funds in Action

Marla Kennedy

Communications Director  
Trust Lands Administration



Grant Elementary School  
Principal Jill Burnside

Grant Elementary

# BACK TO *Basics*

With Land Trust Funds





# School Goals

**Reading**

**Math**



# IT'S ALL ABOUT THE KIDS

We allocate most of our budget to paraprofessionals so we can differentiate and ensure all students receive the instruction they need to reach their Individual goals.



## **THE OTHER 10%**

A small portion of our budget is used for reading and math software, math manipulatives, student headphones, books for students, and teacher planning and collaboration.





# Item 6

## AGENDA

# Public Comment

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.

Item  
7

## AGENDA

# Chair's Report

Bryan Harris

Chair  
Trust Lands Administration Board of Trustees



Item  
8

## AGENDA

# Director's Report

Michelle E. McConkie

Executive Director  
Trust Lands Administration





# **Wildfire Risk Reduction through Proactive Forest and Range Management**

## **Before The Fire....**

**Scott Chamberlain, Assistant Managing  
Director, Surface Resource SW Region, and  
Adam Robison, Forest Resources Manager**



# WHY

- **In the long run it saves money**
  - Monroe Canyon Fire (2025) - \$103 Million in Suppression (\$1,500/acre)
- **Safety to person and property**
  - Milford Flat (2007) – 363,052 acres (567 square miles, 2 fatalities)
- **Can do it on our timetable**
- **Can design it to fit our needs and wants**
- **PR**

# Common Tools and Methods

- **Proper Grazing**
- **Bullhog (mulching/chipping)**
- **Chaining**
- **Prescribed Fire**
- **Proper Post Fire Rehabilitations**
- **Harrow**
- **Forestry Practices\***
- **Herbicide**
- **Loop and Scatter**
- **Bulldozing**



| <b>Action Description</b>                   | <b>Sum of Acres</b> |
|---|---------------------|
| <b>Seeding (primary)</b>                    | <b>99,919.9</b>     |
| <b>Anchor chain</b>                         | <b>41,603.7</b>     |
| <b>Bullhog</b>                              | <b>23,418.6</b>     |
| <b>Herbicide application</b>                | <b>24,312.8</b>     |
| <b>Prescribed fire</b>                      | <b>2,126.7</b>      |
| <b>Forestry practices</b>                   | <b>162.9</b>        |
| <b>Bulldozing</b>                           | <b>919.8</b>        |
| <b>Skid-steer mounted tree cutter</b>       | <b>26.2</b>         |
| <b>Chain harrow</b>                         | <b>763.4</b>        |
| <b>Harrow</b>                               | <b>4,275.4</b>      |
| <b>Disc</b>                                 | <b>2,727.4</b>      |
| <b>Vegetation removal / hand crew</b>       | <b>66,294.3</b>     |
| <b>Mowing</b>                               | <b>307.5</b>        |
| <b>Greenstripping</b>                       | <b>1,409.1</b>      |
| <b>Seeding (secondary/shrub)</b>            | <b>29,252.2</b>     |
| <b>Aerator</b>                              | <b>644.2</b>        |
| <b>Roller chopper</b>                       | <b>810.5</b>        |
| <b>Planting/Transplanting</b>               | <b>482.7</b>        |
| <b>Land imprinter</b>                       | <b>134.9</b>        |
| <b>Vegetation Improvements</b>              | <b>67.7</b>         |
| <b>Interseeding</b>                         | <b>32.9</b>         |
| <b>Stream Corridor/Channel Improvements</b> | <b>18.1</b>         |
| <b>Grazing management/changes</b>           | <b>3.3</b>          |
| <b>Research</b>                             | <b>3.2</b>          |

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# Proper Grazing

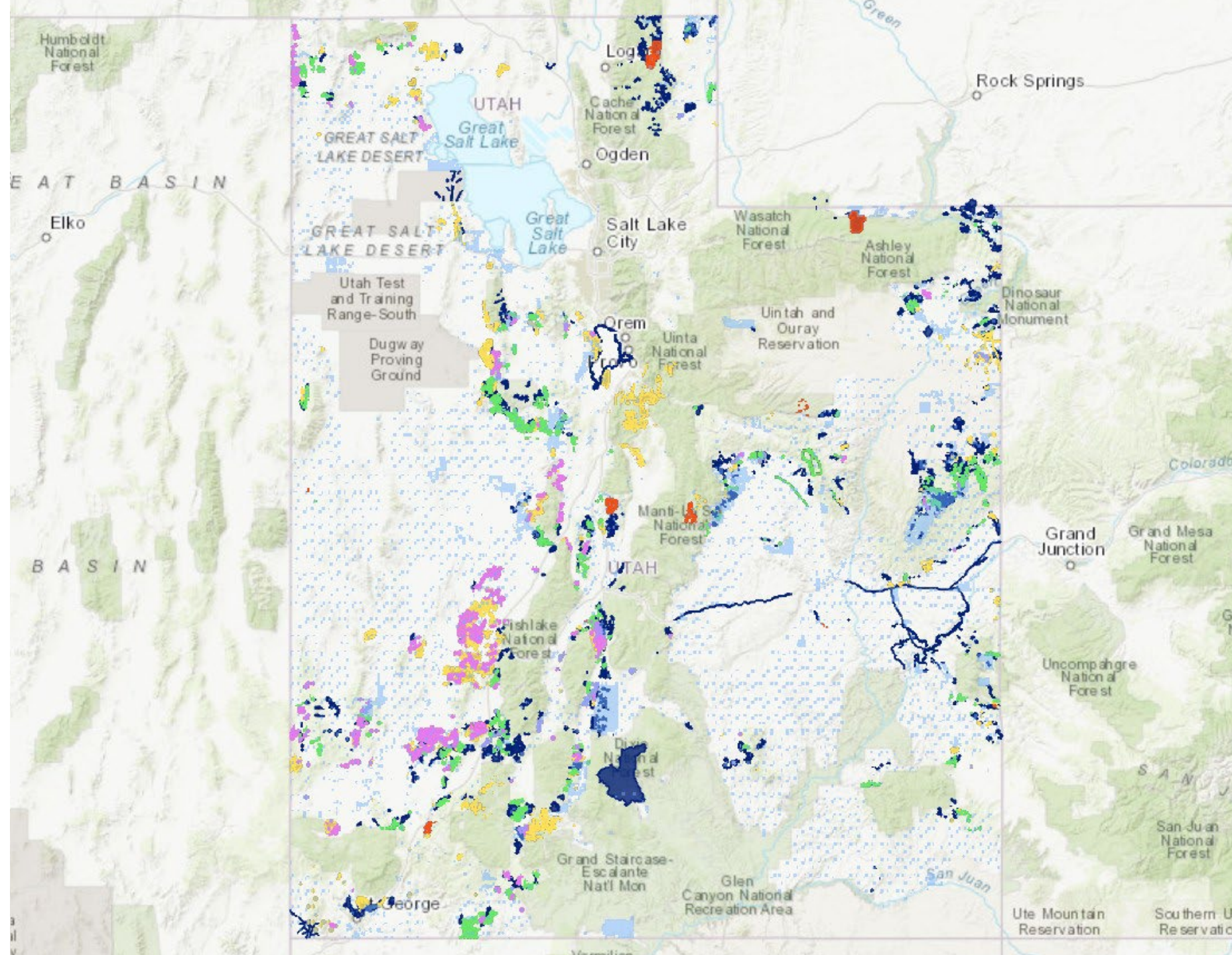
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Watershed Restoration Initiative Projects (WRI) with Trust Lands

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Southwestern Area –  
Hamlin Valley

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9/2024

2024

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# Tabby Mountain – Timber & Forestry Practices

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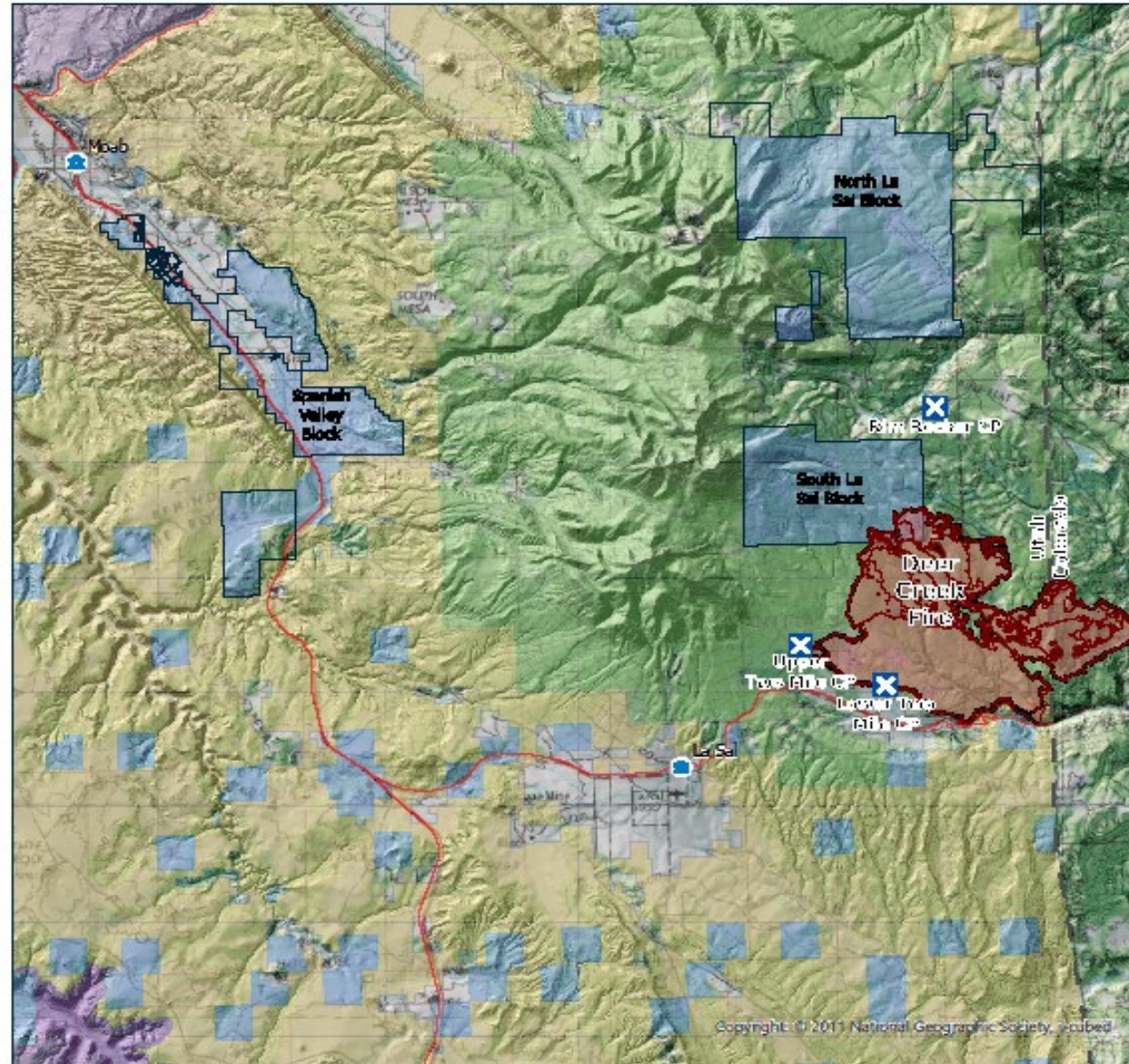
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# 2025 Deer Creek Fire

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# Location



## Deer Creek Fire Area



**TRUST LANDS**  
ADMINISTRATION

- Site Blocks
- Contained
- Uncontained
- ⊗ Closure Point
- Land Ownership and Administration**
- Bureau of Land Management
- National Parks & Historic Sites
- National Monument
- National Forest
- Private
- State Trust Lands
- State Sovereign Land
- State Wildlife Reserve/Management Area
- Other State



0 2 4 Miles

1250,000

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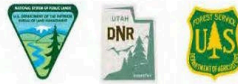
# Fire Information

- Started around 2pm July 10<sup>th</sup>
- Human Caused
- Burned 17,724 acres
- Destroyed 13 structures including a communication site
- 100% containment on August 11<sup>th</sup>
- Suppression cost \$24 million
- Cost several million in losses

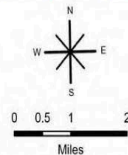
## DEER CREEK

8/5/2025

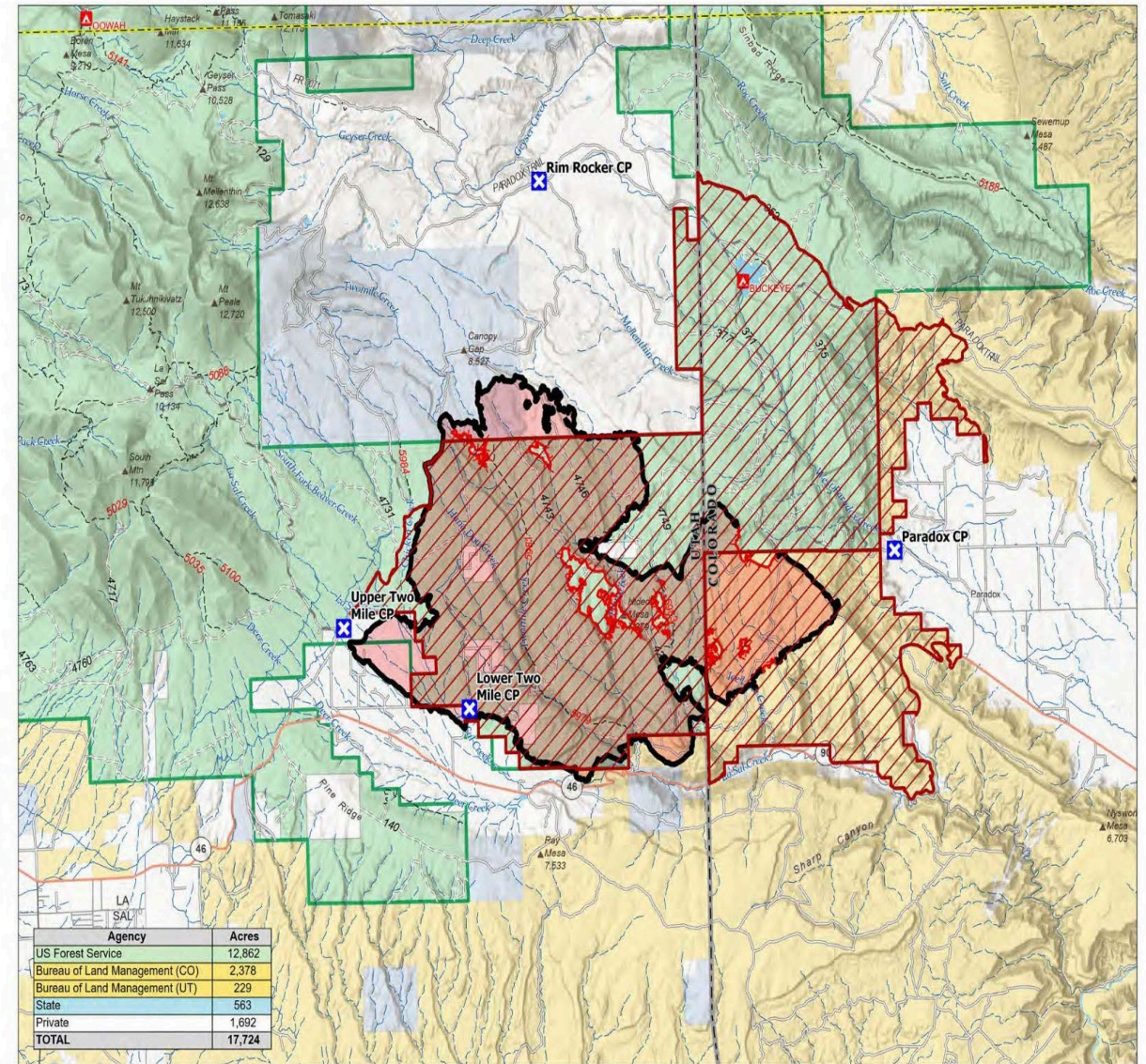
17,724 ACRES  
95% CONTAINED



- Contained Fire Edge
- - - Uncontained Fire Edge
- ▭ Wildfire Perimeter
- ▭ Bureau of Land Management
- ▭ State
- ▭ Forest Service
- ▭ Private
- ⊠ Closure Point
- ▭ Closure Areas
- ▭ State Boundary



1:100,000 | Great Basin Team 4 | 8/4/2025 1748  
Areas from IR and GPS  
North American 1983 Datum, Lull, Long Grid





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**Firenado!  
(Pyro-  
Vortex)**





# Two Different Outcomes

*USFS (Lower Twomile)*



*Trust Lands (Pine Ridge)*





# Proactive Forest Management On The La Sals

- Aspen regeneration
- Conifer thinning
- Rehab of old timber sales
- Grant funding
- Collaboration with grazers and land managers
- Reforestation
- Fire prevention

# **TLA Legislative Performance Audit Update**

**(Audit Report dated August 20, 2024)**



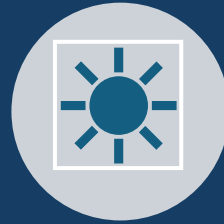
# Implementation Progress to Date

- 13 Total Audit Recommendations
- 7 Completed
- 6 In Progress (various stages)

# Completed Recommendations



Established official policy for land donations  
(Recommendation 1.1)



Revised administrative rules for renewable energy and special use leases to reflect requirement to receive no less than fair market value  
(Recommendation 1.4)



Increased internal controls; Internal Compliance Officer and Division of Finance review  
(Recommendation 1.5)



Implemented Board policy requiring material issues discussed in committee meetings be raised in public Board meetings  
(Recommendation 2.1)



Enhanced committee meeting documentation through written minutes; Board memos also include section summarizing committee discussions  
(Recommendation 2.2)



Strengthened key performance indicators within Strategic Plan  
(Recommendation 2.3)



Produced FY2025 Annual Report  
(Recommendation 2.4)

# In-Progress Audit Recommendations

## 1.2 – Formalization of Risk Assessment Procedures

- Risk Management working group established; consists of Board members and staff
- Major emerging and existing risks identified
- Comprehensive process reviews and mapping being performed; findings will inform risk mitigation procedures
- Board policy and risk management plan being drafted
- Expected completion of policy and plan fall 2026

## 1.3 – Improve Processes to Ensure Required Transaction Steps Completed

- Administrative rules reviewed for potential changes
- Comprehensive process reviews and mapping being performed; findings will identify process inconsistencies and improve workflow management
- Evaluating workflow management software solutions
- Internal Compliance Officer role established; conduct periodic reviews and ensure adherence to processes

## 3.1 – Identify and Track Land Values

- Recommendation subsequently codified in statute
- Land Characterization and Valuation Group formed
- GIS-based models being developed for surface estate and mineral estate
- Ongoing data input for surface estate
  - TLA appraisals
  - Information from statewide county assessors
  - Select MLS data
  - Ongoing “ground truthing”
- Mineral Valuation
  - Geological characteristics, known production sites, maps for commodities
  - Working on detailed valuations by commodity; 3rd-party appraisals will verify values
- Implementation required by June 30, 2029 (statutory requirement)

### 3.2 – Use Land Valuations for Opportunity Cost Analyses

- Opportunity cost analyses will be conducted to identify and maximize the value of underperforming parcels
- Implementation is dependent upon completion of land valuation initiative

### 3.3 – Update Block Plans

- TLA County Plans will incorporate large land block areas

### 3.4 – Establish and Implement Timelines for Technology Upgrades

- Document Management System
  - Successfully migrated documents from prior system into new platform last fall
  - Records Management Playbook in development with consultant support
  - Ongoing staff training underway
- Work Collaboration Platform
  - Anticipate issuing an RFP in Fall 2026
  - Gov Ramp requirements may change timeline
- Land Management System
  - Evaluating integration and functionality between the document management system and work collaboration software
  - Assess remaining systems needs following full implementation of the work collaboration platform

Item  
9

## AGENDA

# Advocacy Office Report

Liz Mumford

Director

School & Institutional Trust Beneficiaries' Advocacy Office



**Utah Land Trusts  
Protection &  
Advocacy Office**

Item  
10A

## AGENDA

# Proposed Sale of Trust Lands in Grand County, Utah – Book Cliffs Roadless Area Block

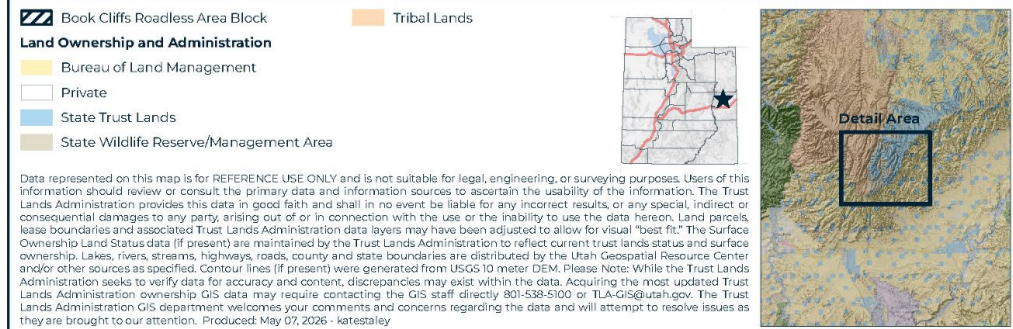
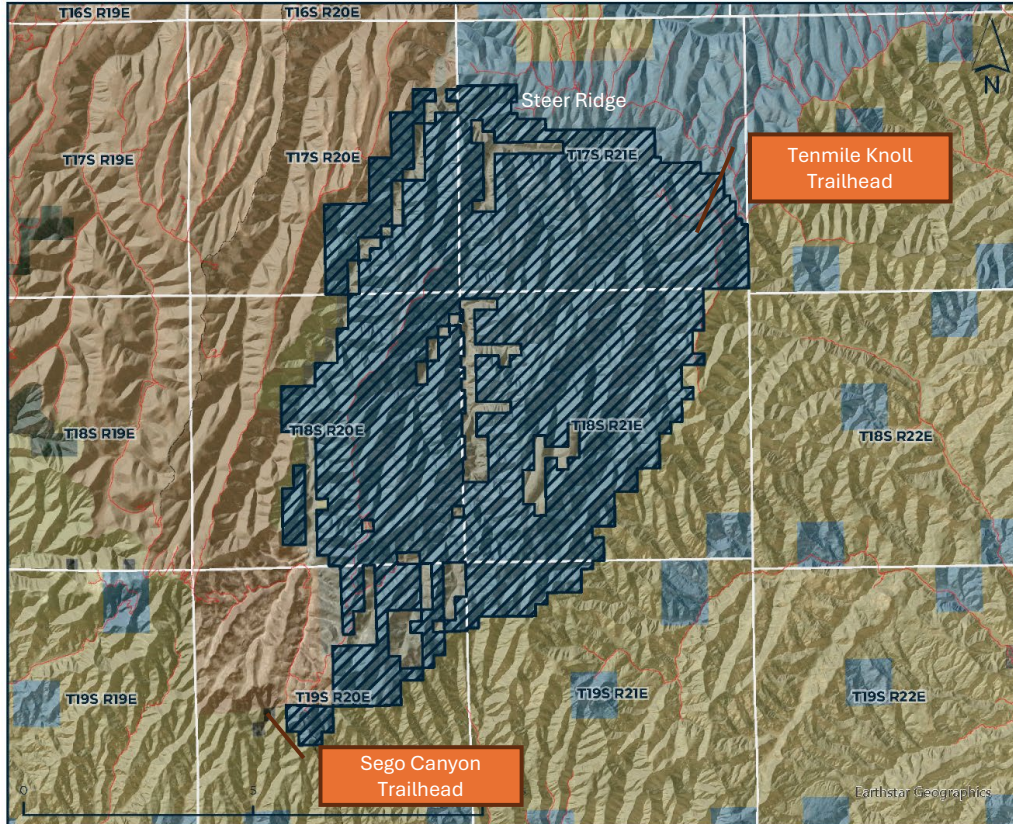
Michelle McConkie, Executive Director



Book Cliffs

# Book Cliffs Block

## Property Characteristics Review



- 50,608.59 acres, northern Grand County
- Beneficiary - Public Schools Trust
- Very remote, rugged topography
- Elevation ranges from 6,530' to 9,300'
- Very steep slopes (>30%) over 85% of block
- Difficult access conditions
- Water rights – small diligence claims for stockwatering directly on streams/springs
- Limited revenue production - \$124,500 annually (DWR grazing permits, hunter access agreement)
- Exceptional habitat for various wildlife species
- Premier big game hunting unit
- Backcountry recreation; open space; migration corridors; watershed protection



# May 2026 Board Meeting

## Book Cliffs Roadless Area Sale

- Accepted public comment as required by statute and administrative rule
- Analysis of sale opportunity
  - Fair market value determination
  - Sale vs. hold
  - Sale vs. lease
  - Future mineral development
  - Other development opportunities
  - Director's Finding – waiving of advertising
- Terms of proposed transaction
- Any questions?

# Factors Favoring a Section 104 Sale

## Ensures Greater Returns for the Public School Trust

- Losses of more than \$1 million for each year of delay

## Secures a Committed Buyer for Five Underperforming Blocks

- Unique opportunity only presented by DNR

## Purchase Funds Are Available Now

- \$50 million legislative appropriation specifically to fund Section 104 purchases
- Cash transaction, will close immediately upon approval

## Greater Certainty for Future Reserved Mineral Development

- Surface remains a single, undeveloped block
- State of Utah is trustee, has fiduciary duties for reserved mineral estate
- Express mineral access rights language

## Avoids Millions of Dollars in Cultural Survey Work

- \$3-5 million in cultural survey costs if sold to private buyer

## Avoids Years of Delay in Performing Cultural Survey Work

- Four or more years to complete cultural survey work if sold to private buyer



# Key Transaction Terms

- Purchase Price: \$29,675,000
  - Fair market value as determined pursuant to statute and administrative rule
- Closing Costs: \$127,370
  - Sale processing fee; appraisal costs; property inspection costs
- Reservations as detailed in board memo
- Cash sale

# Proposed Motion

**“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.”**



**TRUST LANDS**  
ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Item  
10B

## AGENDA

### **Proposed Metalliferous Exploration Agreement with Option to Lease (ML 54717 OBA) with AuKing Mining Limited**

**Tyler Wiseman, PG**

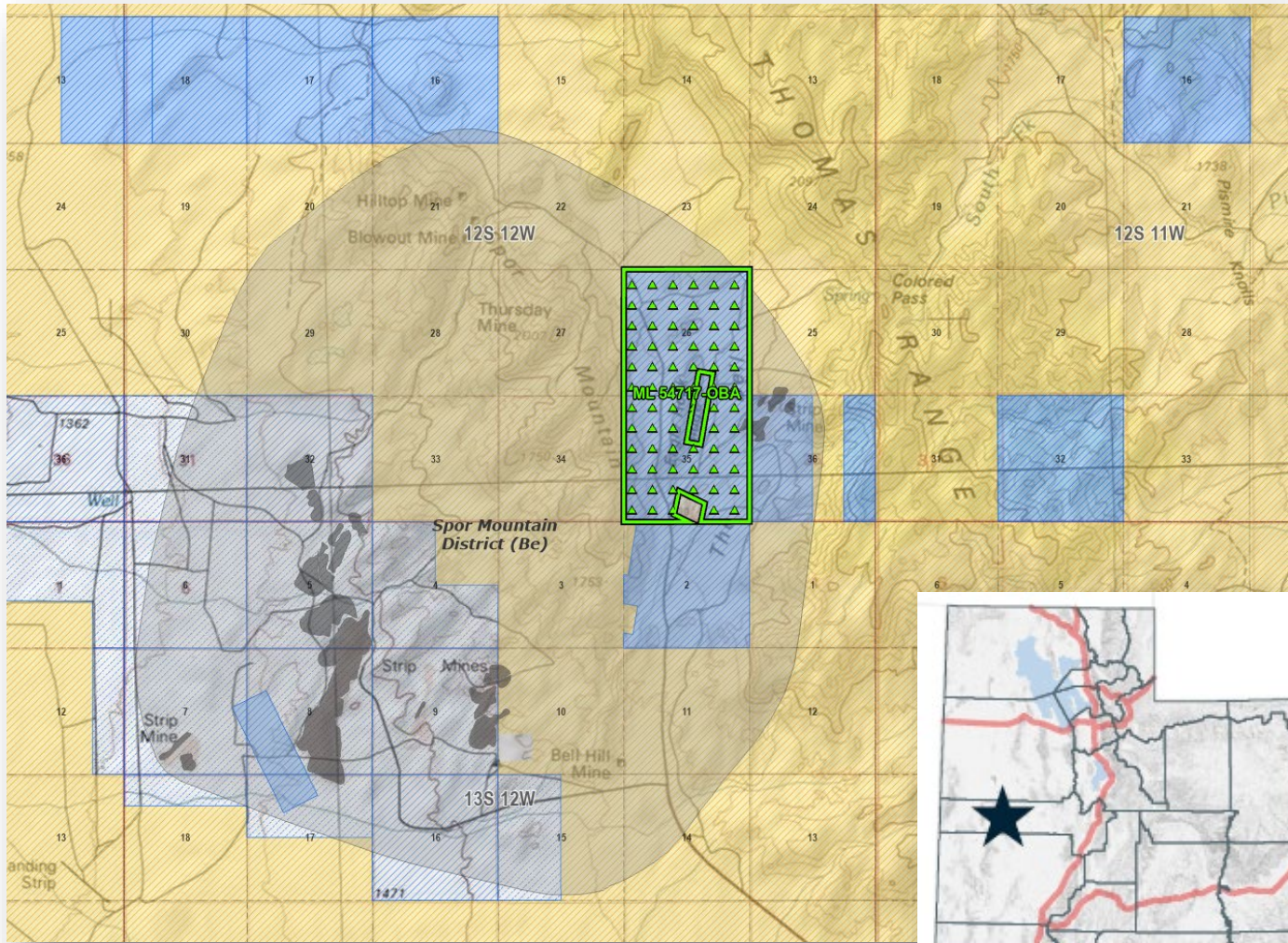
Lease Manager and Geoscientist  
Energy and Minerals

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Spor Mountain Beryllium Open-Pit Mine  
Materion Natural Resources Inc.

# The Dell/Spor Mountain Project

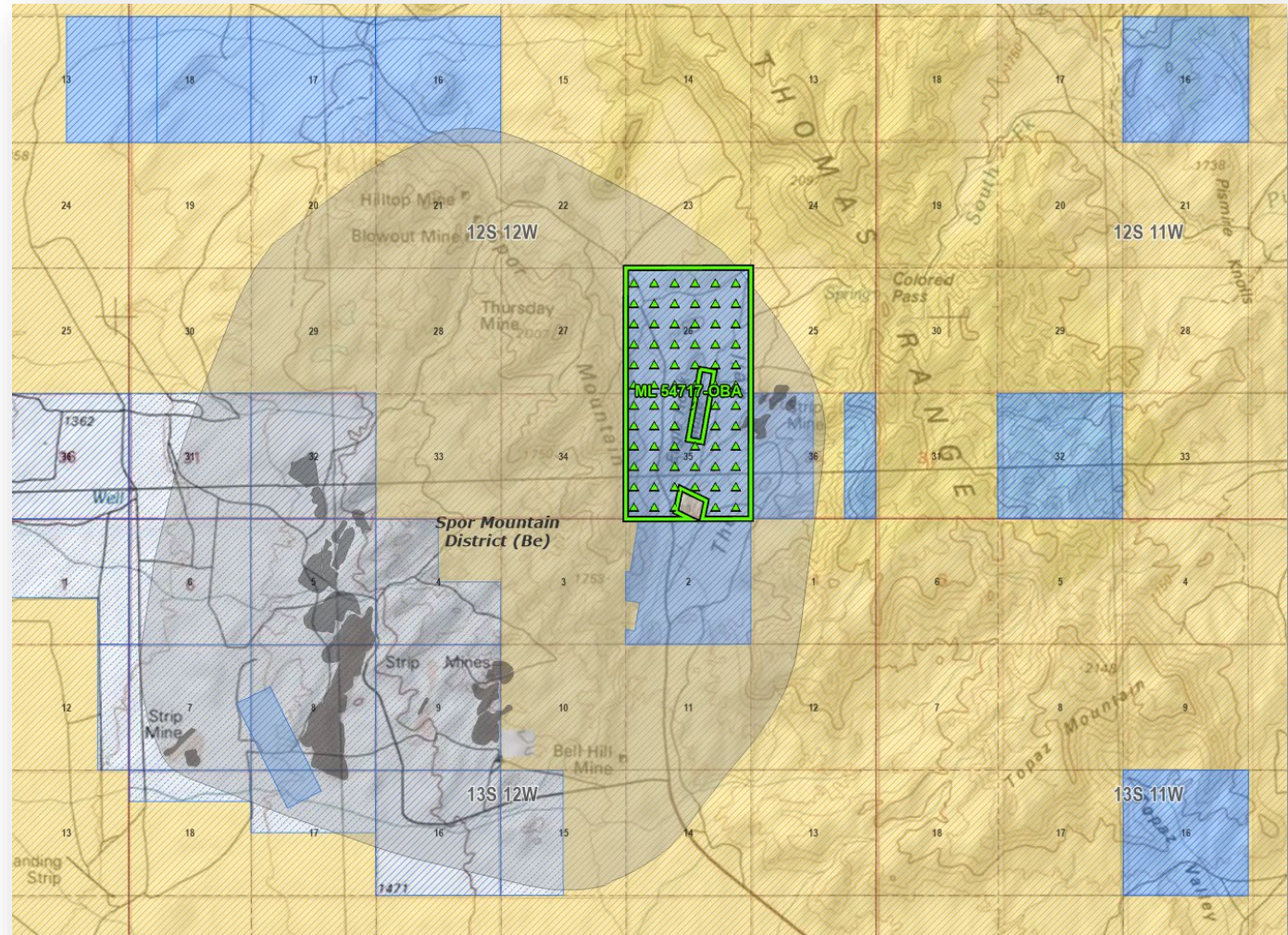


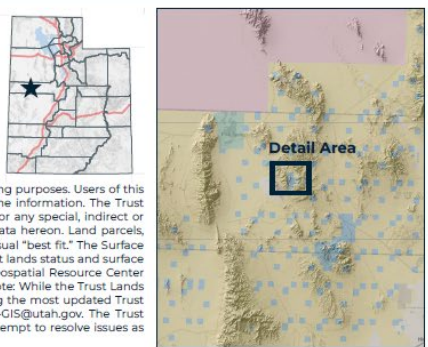
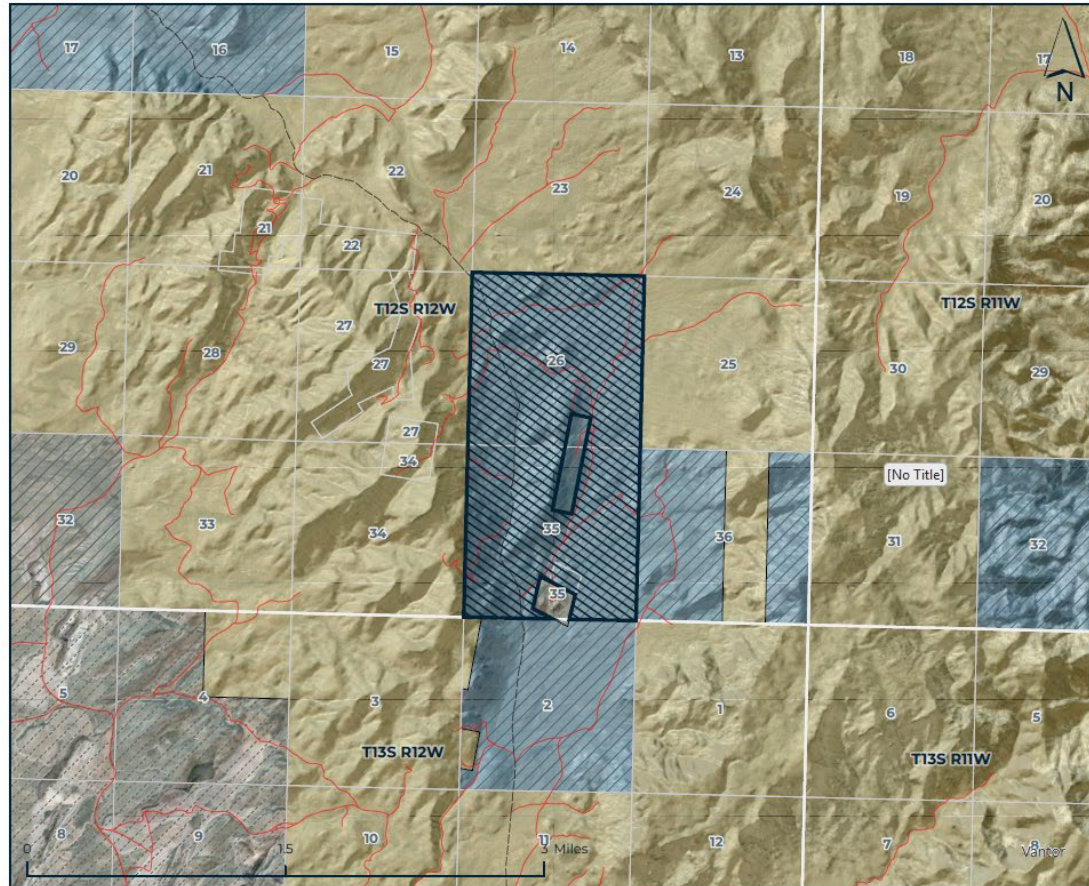
## Geologic Overview

- ❑ Eastern Great Basin Metallogenic Province
  - Over 150 years of mining exploration
  - World-class ore deposits
- ❑ Deep Creek-Tintic Mineral Belt
  - Porphyry Cu-Mo-Au deposits
  - Climax-type deposits
- ❑ Thomas Range
  - Thomas Caldera Complex
  - Mineral-rich (Be, F, Li, REE, U) bimodal rhyolites
  - Minor Sn-W mineral occurrences
- ❑ Spor Mountain Mining District
  - World's premier beryllium (Be) deposits
  - Utah's 7<sup>th</sup> largest metal district by value
  - Utah's largest fluorspar (F) district by value
- ❑ The Dell
  - Claybank fluorspar-REE prospect
  - Historic Yellow Chief uranium mine

# Overview & Proposed Terms

- ❑ T12S, R12W, Sec. 26 & 35, Juab County
- ❑ 1,212.10 total acres (100% Schools)
- ❑ 5-year Exploration Agreement requiring work commitments
- ❑ Option to lease (10-year Primary Term) contingent on completion of work commitments, annual progress reports, and JORC technical report
- ❑ \$5,000.00 bonus payment
- ❑ Escalated Exploration Term Annual Rental
  - Years 1 to 3: \$3.00 per acre
  - Years 4 to 5: \$5.00 per acre
- ❑ 4% gross royalty on non-fissionable and 8% gross royalty on fissionable metalliferous minerals
  - Option to negotiate a royalty reduction if third-party mining claims are acquired and abandoned





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# Rationale & Benefit to Beneficiaries

- ❑ AuKing Mining Limited has an experienced technical team with a successful track record of mineral exploration and development in Australia and Africa with access to sufficient capital to complete the negotiated exploration program.
- ❑ The company has agreed to a 5-year exploration term with a requirement to specifically test Utah's trust lands mineral potential rather than banking lands.
- ❑ The company is in negotiation with the third-party claimant holding encumbering mining claims on the lands and has agreed to abandon the claims if successful.
- ❑ Exploration success may lead to long-term financial returns to TLA beneficiaries through escalated lease rentals, production royalties, and associated economic development.

This OBA proposal was reviewed by the Energy & Minerals Committee on May 26, 2026.

# Questions?

Thank You

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.”**

Item  
10C

## AGENDA

**Proposed Oil, Gas, and Associated Hydrocarbons Lease Agreement (ML 54718 OBA) with Leif Exploration, LLC**

**Heather Murray**

Lease Manager  
Energy and Minerals



Sunrise pumpjack

# Desired Land

T14S, R23E, Section 36 (640 Acres)

Uintah County

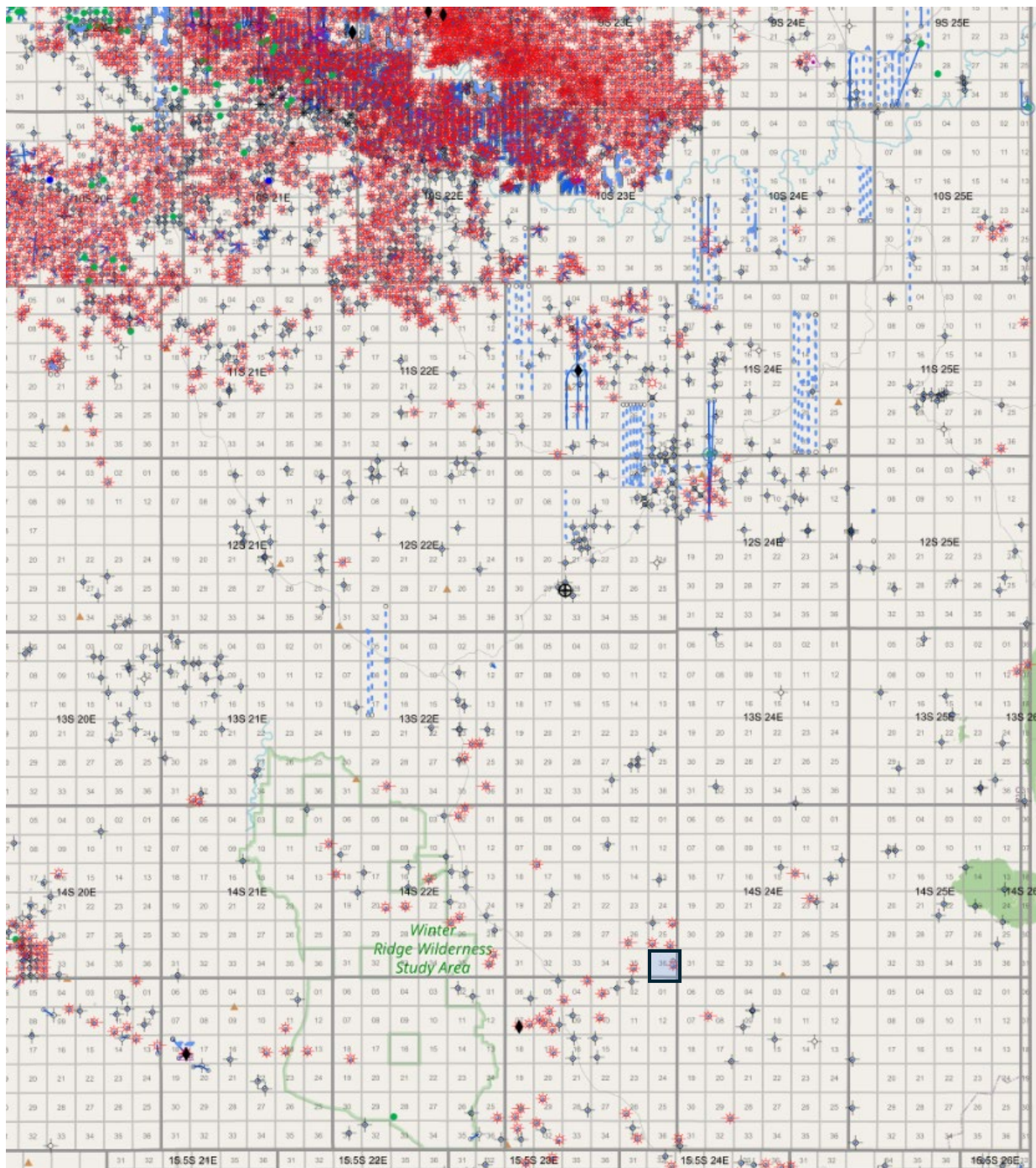
Beneficiary: Schools



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



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# Background

- Prior operator had wells and leases in Uintah and Grand County
- Multiple issues with TLA and DOGM
- Prior lease was terminated December of 2025
- Leif Exploration purchased Uintah County assets in January 2026

# OBA Terms

- Five year primary term
- One time bonus of \$32,000 (\$50 per Acre)
- Annual rental : \$2 per acre
- Assume liability of Trapp Springs 8-36-14-23, (royalties may be deducted from rental)
- Royalty rate on new wells:  $1/6^{\text{th}}$
- Royalty rate on existing wells:  $1/8^{\text{th}}$



# Benefits to TLA

- Leif assumes responsibility for existing well that was in process of being orphaned
- Leif has adjacent oil and gas leases for future development
- Operator is actively optimizing existing wells and working to develop an area with potential



# Questions?

Thank You

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.”**

Item  
10D

## AGENDA

**Proposed Helium, Oil, Gas, and  
Associated Hydrocarbons Lease  
Agreement (White Sands OBA)  
with Rose Petroleum (Utah) LLC**

**Heather Murray**

Lease Manager  
Energy and Minerals

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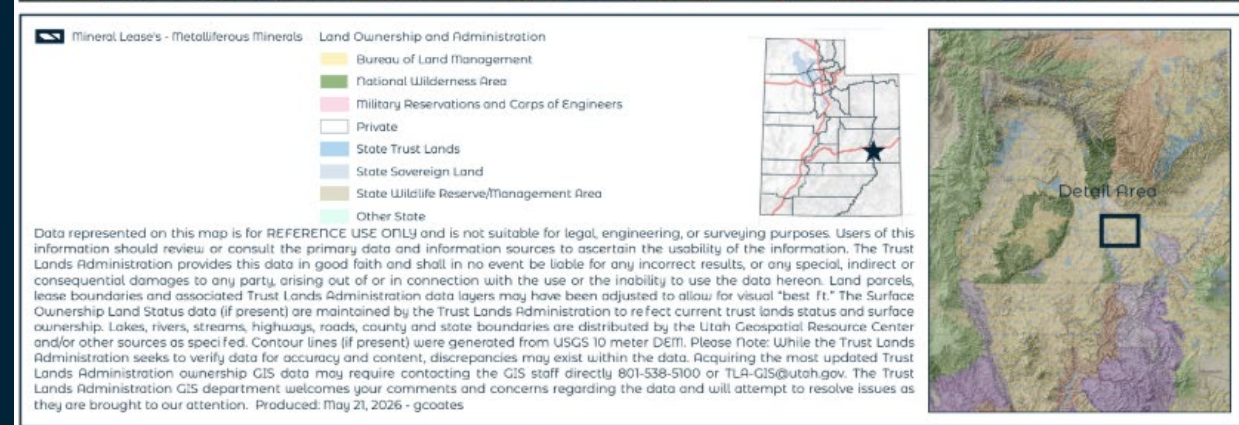
Sunrise pumpjack

# Desired Land

- T22S R16E Section 2 (619.82 Acres)
- T23S R17E Section 16 (352.76 Acres)
- T23S R17E Section 2 (625.14 Acres)
- T23S R18E Section 36 (640 Acres)

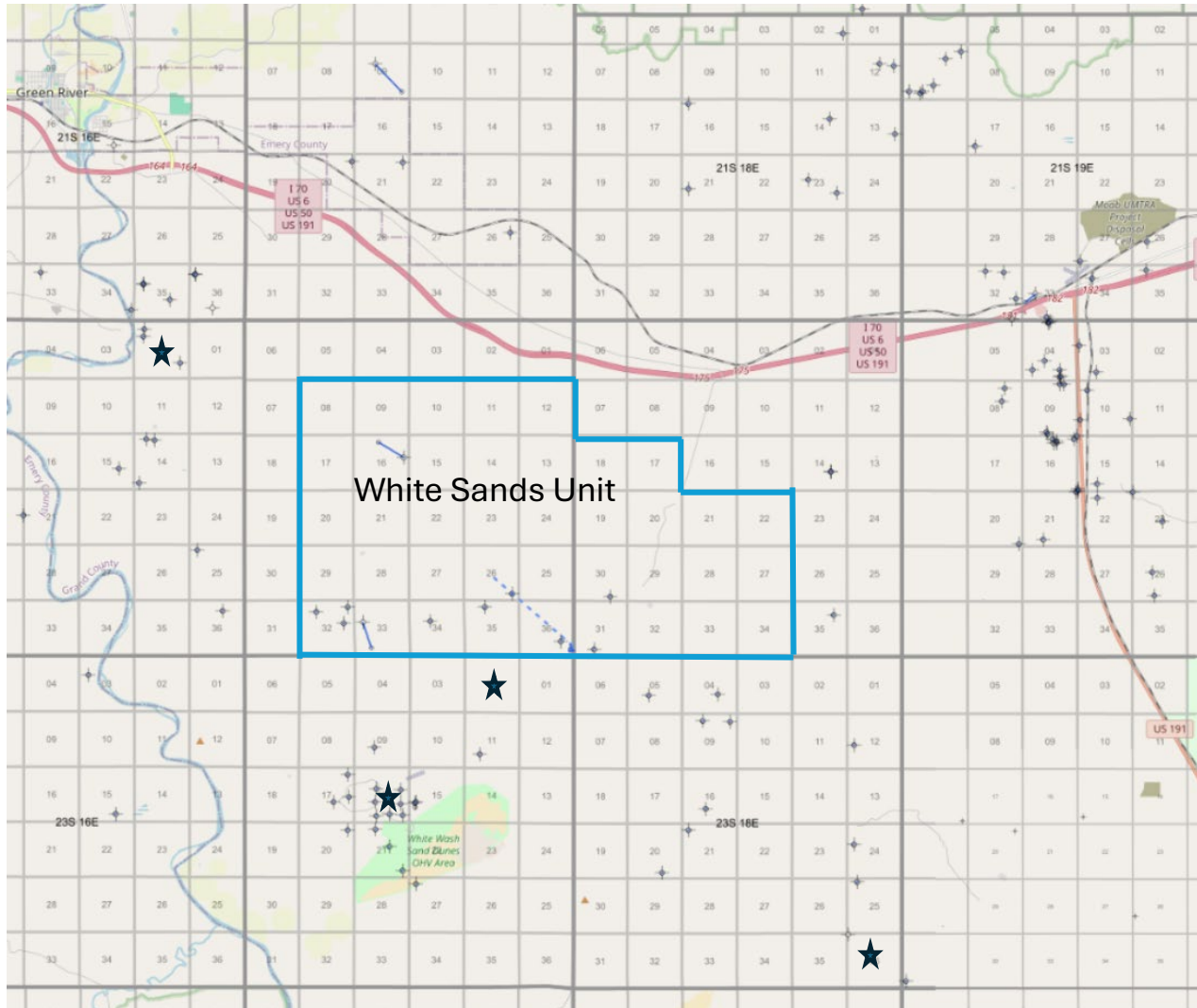
Total Approximate Acreage: 2,237.72

Beneficiary: Schools



# Rose Petroleum Background

- White Sands Unit Federal Unit Operator
- Prior OBA for White Sands Unit Leases
- Completed seismic in area
- Drilled 2 wells
- Actively developing infrastructure



# OBA Terms

- Five year primary term
- One time bonus of \$22,377 (\$10 per acre)
- Annual rental : \$2 per acre
- Royalty rate:  $1/6^{\text{th}}$
- Helium royalty rate:  $1/8^{\text{th}}$
- Option to extend for year 6 and 7 with \$10 per acre payment with seismic completed



# Benefits to TLA

- New seismic data
- Expanded exploration and infrastructure development of wildcat field
- Potential of new oil and gas revenue
- This is a focused area for the operator



# Questions?

Thank You

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.”**

Item  
10E

## AGENDA

**Proposed Major Development  
Transaction in Dammeron Valley,  
Washington County, Utah, with  
Dammeron Corporation**

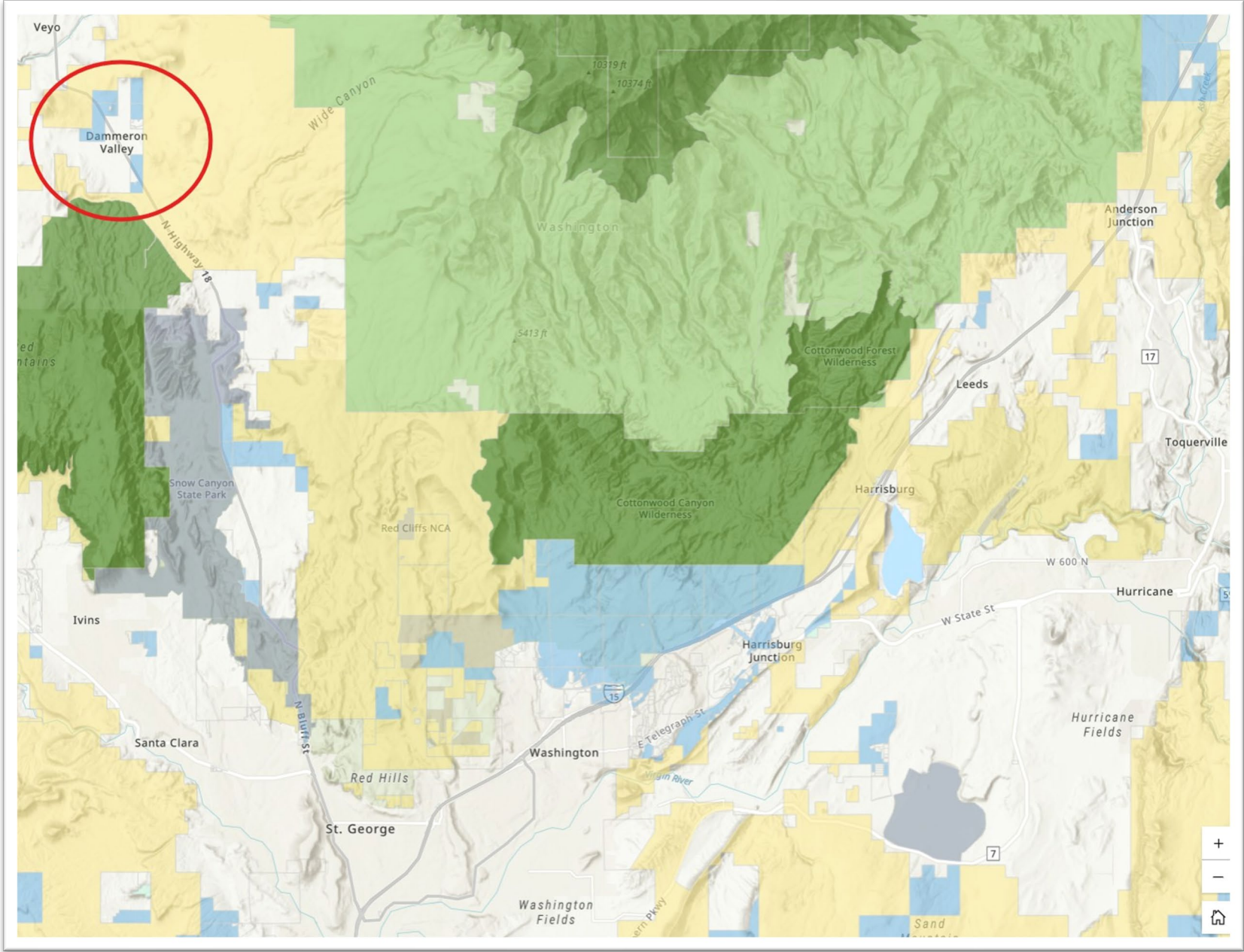
**Gregg McArthur**

Commercial and Economic Development Manager  
Residential and Commercial Real Estate



Sage Haven

# DAMMERON VALLEY LANDS



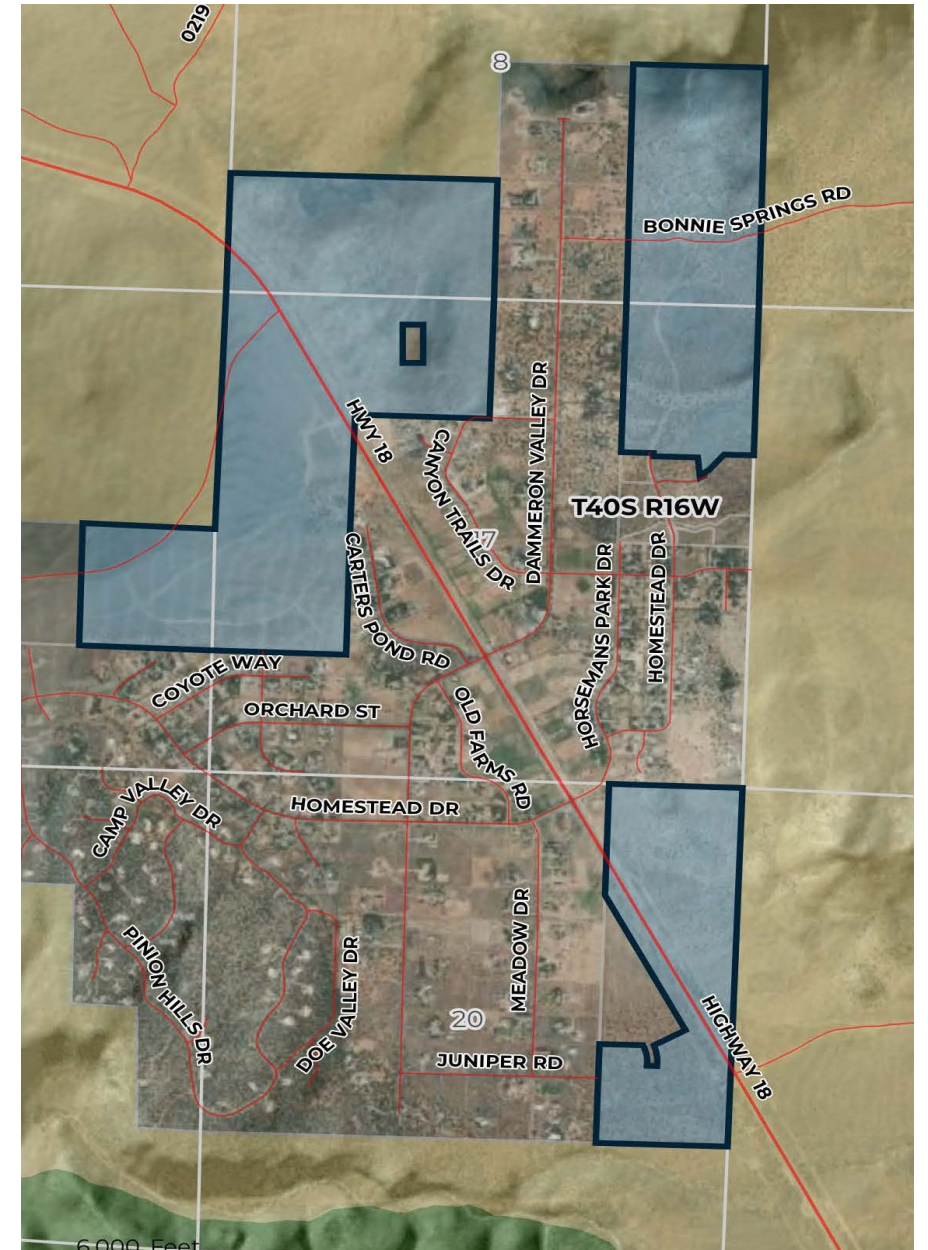
## DAMMERON VALLEY LANDS:

- Washington County Water Conservancy District (WCWCD) does not have infrastructure here and therefore can't supply water without a huge investment. **Water is supplied exclusively by the Dammeron Valley Water Works**, which is owned and operated by The Dammeron Corporation.
- **No sanitary sewer system.** Lots utilizing septic systems are required to have minimum lot sizes ranging from 10-15 acres, based on concentration of nitrates.
- Current **zoning is OCS-20** (open space transitional, **20-acre minimums**). The OCS zone allows for a primary and secondary dwelling unit.



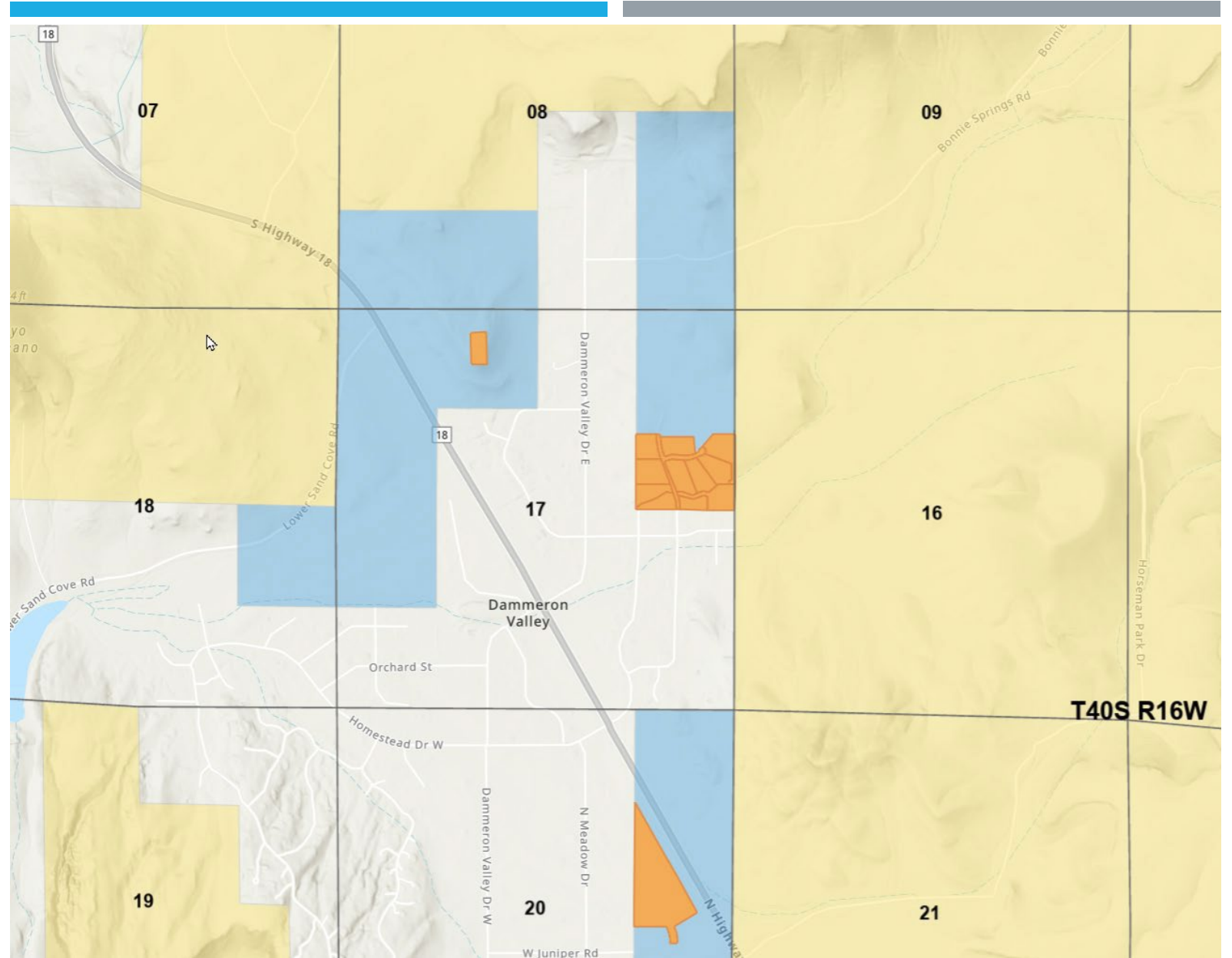
## DAMMERON VALLEY LAND VALUATIONS:

- 2014 appraisal without water valued the Dammeron Valley lands at **\$2,768 an acre**. At an 8% compounding annual increase, the land would be worth **\$6,454 an acre** today.
- A 2021 appraisal with water shares (under DEVL 1064) valued a 2-acre parcel, a 12.67-acre parcel, and a 22.04-acre parcel at **\$28,500 an acre**.
- Listing of 160-acre parcel with 5-acre feet of water for \$2.375 million (**\$15K an acre**)
- Listing of 126-acre parcel with 50-acre feet of water for \$10 million (**\$79K an acre**)



# DEVL 1064

- 2014 Development Lease for about 560 acres, everything in orange sold/developed under that development lease (roughly 50 acres).
- DEVL 1064 ran from October 2014 to October 2024
- Dammeron Valley Lands currently out of contract and therefore do not have water.



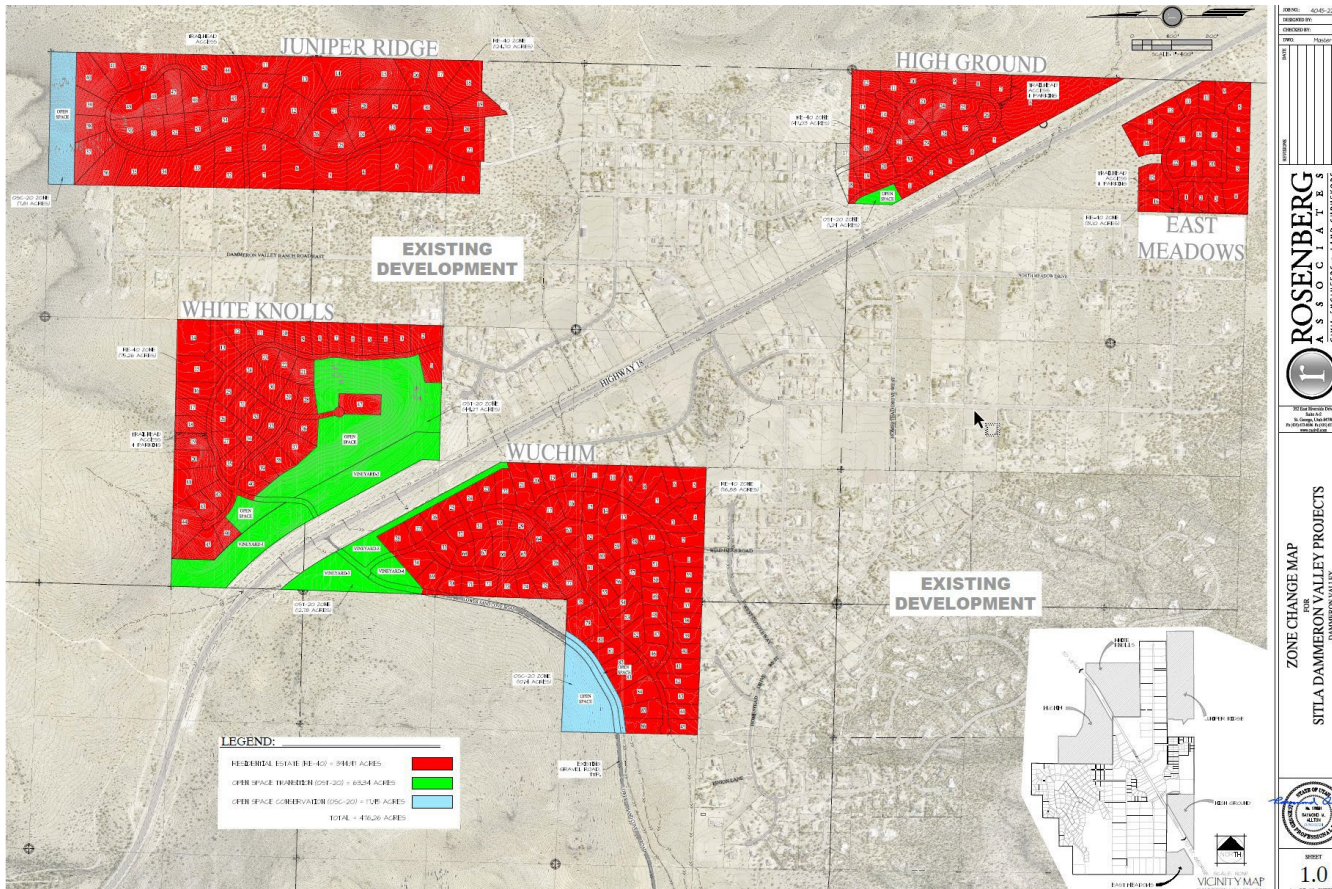
- RFP – December 2024 – March 2025

- Yielded two responses:

The Board of Trustees in November 2025 elected to pursue a new development lease with the Dammeron Corporation with updated terms.



| 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  |                 |                              |



# LEASE RESTRUCTURE

**Increase**

Increase the minimum sales prices from \$50K an acre to minimum sales prices of \$175k to \$245k per acre.

**Increase**

Increase our revenue share from 20% to 22%

**Increase**

Increase unimproved parcel minimums from \$6K an acre to \$14K and restrict which lands can be sold as unimproved.

**Increase**

Increase annual lease rate from \$500 to \$4 an acre (500 acres \* \$4 = \$2,000)

**Require**

Require County approval for the proposed 238-unit count

# Water

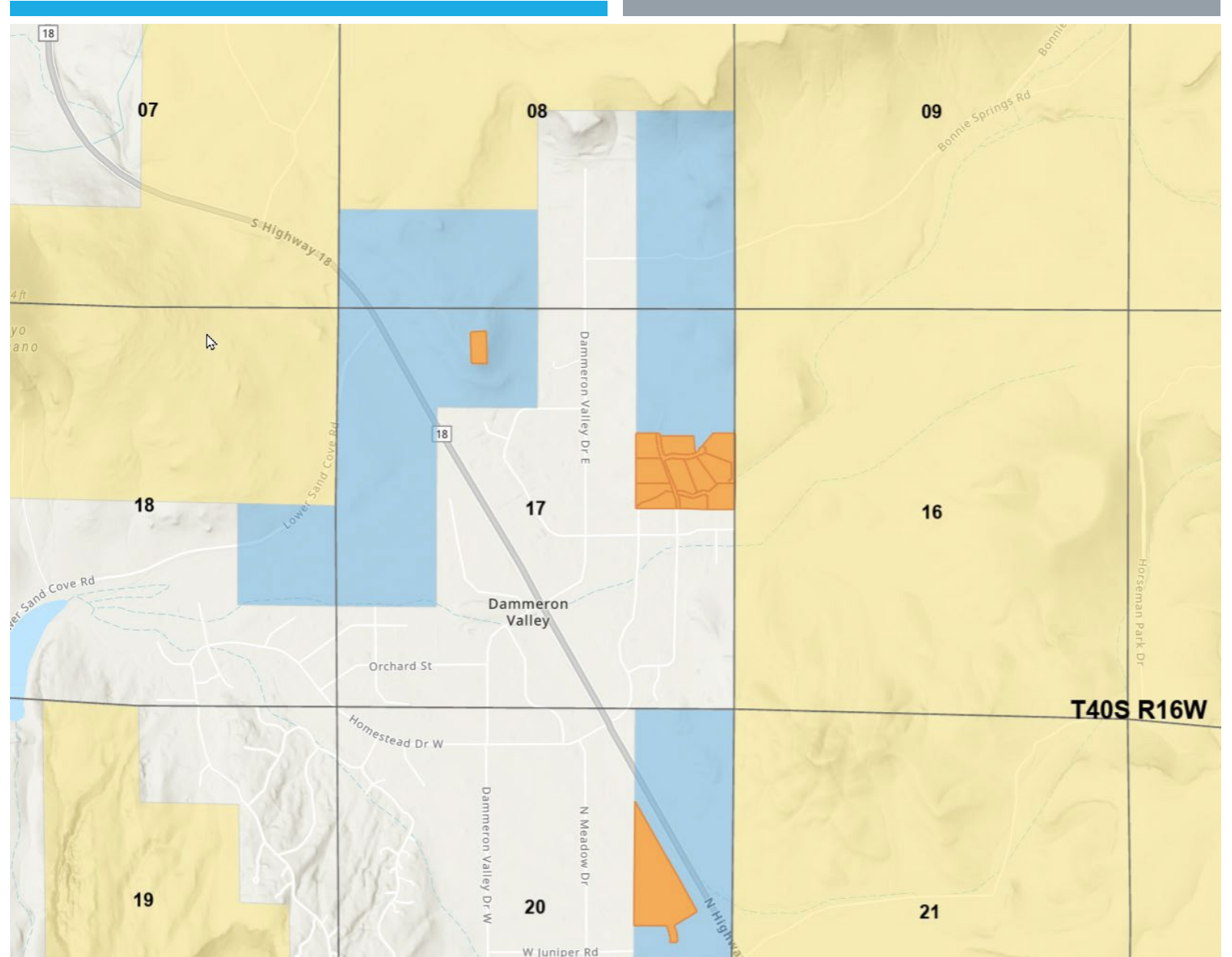
- Within thirty (30) days following execution of the Development Lease, Dammeron Corporation shall allocate and commit sufficient water rights from Dammeron Valley Water Works to fully serve the proposed 237-lot project. Such water rights shall be permanently reserved for the benefit of the project and guaranteed in perpetuity.





# SR-18 Discussion

- Include in Lease



|          |  |
|----------|--|
| Increase | Increase the minimum sales prices from \$50K an acre to minimums sales prices of \$175k to \$245k per acre.        |
| Increase | Increase unimproved parcel minimums from \$6K an acre to \$14K and restrict which lands can be sold as unimproved. |
| Increase | Increase the revenue share from 20% to 22%   |
| Increase | Increase annual lease rate from \$500 to \$4 an acre (510 acres * \$4 = \$2,040)                                   |
| Require  | Require County approval for the proposed 238-unit count  |

## RECOMMENDATION

Staff recommends 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.”*

Item  
10F

## AGENDA

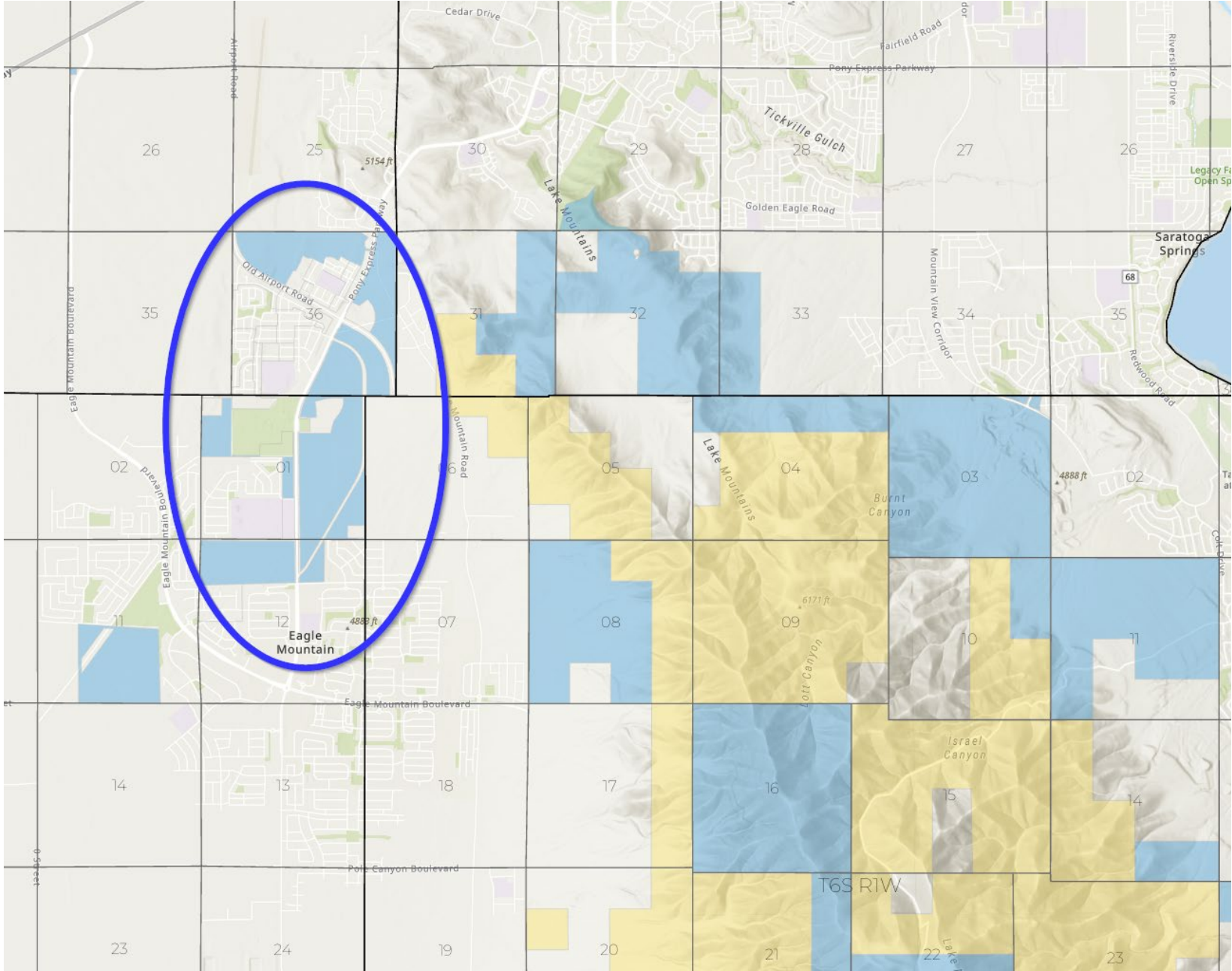
**Proposed Amendment to a Major Development Transaction (DEVL 1074) located in Eagle Mountain, Utah County, Utah, with Ivory Homes, Ltd.**

**Alexa Wilson**

Development Project Manager  
Residential and Commercial Management



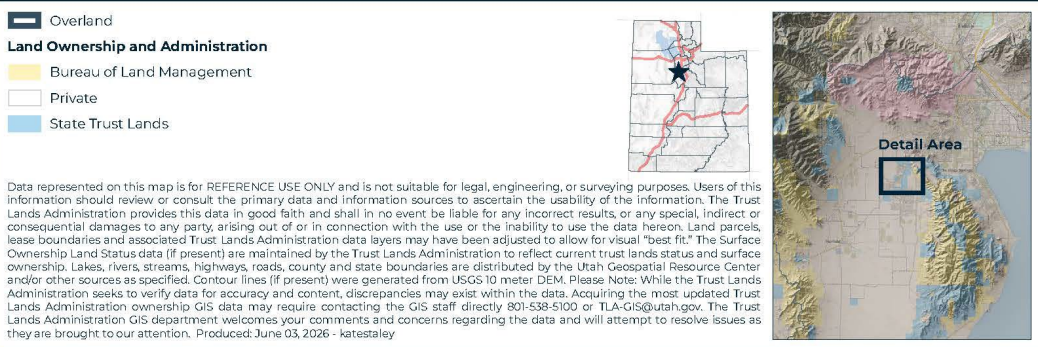
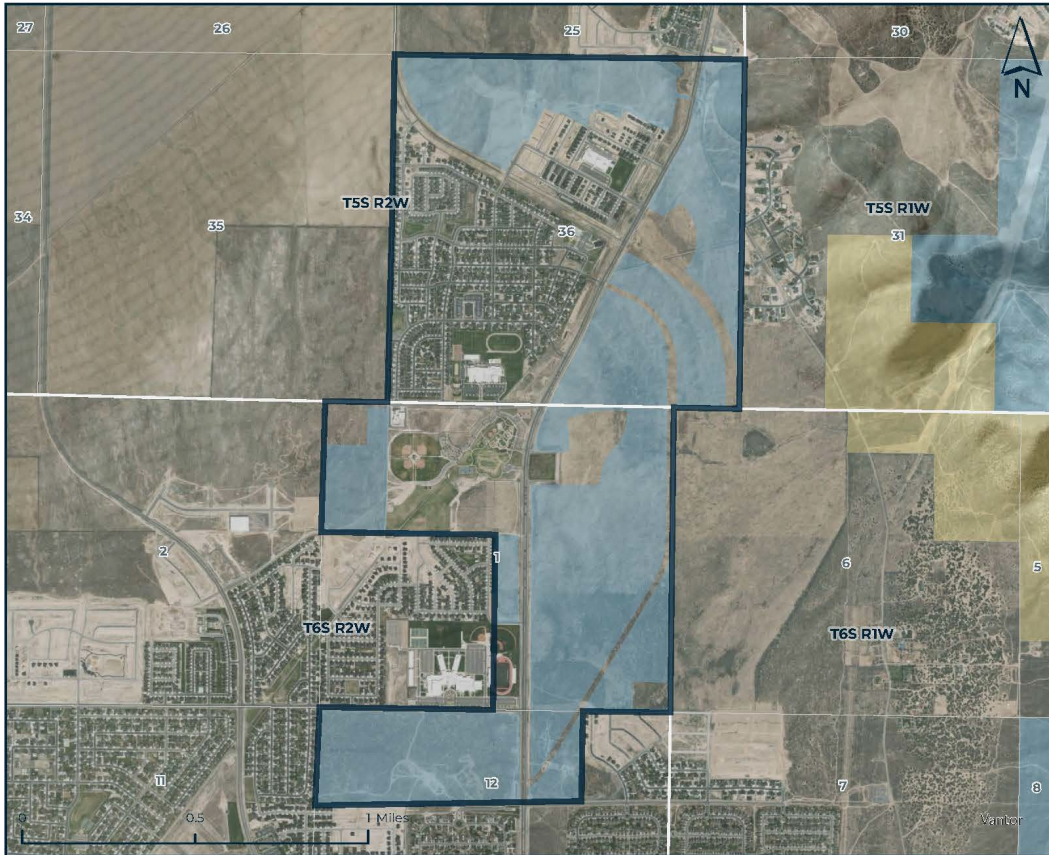
Eagle Mountain



# Project Location

Overland Community





# Overland-Ivory Facts

- Lease Date: February 1, 2016
- 919 homes built
- 3815 total homes in plan
- 21 acre civic center
- Proposed 55 acres commercial center
- Proposed 5 acre hotel parcel
- \$21.3M total revenue since 2016

- The Lease does not allow the sale of unimproved commercial land.
- The proposed amendment would allow such sales
- SITLA payment: 50% to 80% of the gross sales price

# Proposed Amendment



# Improved Commercial Lots SITLA Revenue Share 50%

## Required Before Sale

- Acquire all City approvals
- Market and find buyer for the property
- Construct and secure funding for offsite infrastructure
- Construct onsite infrastructure (including all utilities, curb and gutter, rough grading of the lots, paved street access etc.)
- Record subdivision plat



# Proposed Amendment

- Allow the sale of parcels before all requirement for improvement are met
- TLA Revenue Share 50-80%
- TLA Revenue Share to be negotiated by staff on a case by case basis



# Considerations to determine percentage

- Anchor tenants under contact
- Regional significance
- Full entitlements in place
- Offsite infrastructure fully funded
- Proposed purchase price is at least fair market value
- Spin-off returns for the project
- Realistic alternatives to proposed transaction



# Questions?

Thank You

Staff recommend 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. “**

Item  
11A

AGENDA

**Notice of a Material Amendment to a  
Minor Development Transaction  
located in Kanab, Kane County,  
Utah, with MW-Kanab LLC**

**Kyle Pasley**  
Deputy Director  
Strategic Initiatives



Kanab



Jackson Flat Reservoir

Jackson Flat Reservoir

Kane County Water Conservancy District

County Arena

County Jail

County Landfill



Google Earth



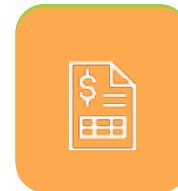








# The Parcel



Mr. Aaron Langston  
June 15, 2021  
Page Two

This appraisal relies on the following hypothetical condition:

- None.

This appraisal relies on the following extraordinary assumptions:

- None.

The use of hypothetical conditions and/or extraordinary assumptions might have affected the assignment results.

Based upon my examination and study of the property and the market in which it competes, and subject to the hypothetical condition, extraordinary assumptions and limiting conditions contained later in this report, Market Value of the 'as is' Fee Simple Interest as of June 9, 2021, is as follows:

**\$910,000**  
**Nine Hundred Ten Thousand Dollars**

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

Respectfully submitted  
Accurity - Morley & McConkie, LC

A blue ink handwritten signature of Stanford S. McConkie Jr., written over the typed name and title.

Stanford S. McConkie Jr., MAI  
UT State Certified General Appraiser  
UT #5558340-CG00 Expires April 30, 2023

**15-year  
Development  
Lease  
generates \$15  
million**

# The Developer / User



## Project Kanab ~100 Acres: Mineral Village



Hotel



Vacation Rentals



Vacation Homes



BENEFITTING

THE MINERS HOSPITAL

Health Care Home

# The Hotel



**Replacing an  
unnamed  
\$40m hotel for  
an \$80m hotel**



# The Hotel

- **How do we keep a minimum 14.6% equity position?**
- **How do we not get further diluted when capital calls come?**
- **How much risk should we take?**

# The Numbers



| 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 |

**TLA gets \$1.6 million more (gross) and \$1.4 million more (NPV) than originally approved deal**

**Gross revenue changes from \$15.7 million to \$17.3 million and has much less risk**

# Meeting Adjourn



**TRUST LANDS**  
ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

