

School & Institutional Trust Lands Administration
Board of Trustees
January 30, 2018
12:09 p.m.

Special Meeting

The Board of Trustees of the State of Utah, School & Institutional Trust Lands Administration, met in **Special Meeting**, on January 30, 2018, in the Board Room of the SITLA Offices, located at 675 East 500 South, Salt Lake City, Salt Lake County, Utah 84102.

Present: Thomas Bachtell, Chair
Lonnie Bullard, Vice-Chair
Scott Ruppe, Board Member – via electronically
Roger Barrus, Board Member
Donald Foot, Board Member
Rick Woodbury, Board Member
Michael Mower, Board Member

Excused: None

Also Present: David Ure, Director
Kim Christy, D.D., Surface/External Relations
John Andrews, A.D., Legal Counsel
Tim Donaldson, Special Projects & Strategic Planning
LaVonne Garrison, A.D., Oil & Gas
Rodger Mitchell, A.D., Property Planning & Development
Lisa Schneider, Finance Director
Ron Carlson, Audit Manager
Deena Loyola, Public Information Officer
Ron Barton, Law Enforcement
Darran Baggs, Computer Support Specialist
Michelle K. Vest, Administrative Assistant

Others in Attendance: Jonathan Bates, University of Utah Beneficiary, Karen Rupp, Schools Beneficiaries, Paula Plant, Schools Beneficiaries, Gary McEntee, and Rich Gregersen, Citizen Awareness

1. Welcome

Chair Bachtell called the meeting to order at 12:09 p.m., and he welcomed those in attendance. He noted that all Board Members were in attendance with the exception of Board Member Ruppe who was participating electronically.

2. Director's Report

c. Resolution No. 2018-1, A Resolution of the Board of Trustees in support of a Request by the Seven County Infrastructure Coalition to the Legislature to use Community Impact Board funds for the planning, construction and operation of a railroad and ancillary facilities into the Uinta Basin.

Chair Bachtell presented Resolution 2018-1, which is a resolution in support of the Seven County Infrastructure Coalition to the State Legislation to be able to utilize Community Impact Board (CIB) funds for a railroad and ancillary facility into the Uinta Basin. He indicated they have had various discussions regarding this particular item.

Motion: Board Member Foot moved to approve Resolution No. 2018-1, A Resolution of the Board of Trustees in support of a Request by the Seven County Infrastructure Coalition to the Legislature to use Community Impact Board funds for the planning, construction and operation of a railroad and ancillary facilities into the Uinta Basin. Board Member Bullard seconded the motion.

Discussion followed regarding the motion.

Board Member Mower indicated he could not support the motion; he would have to abstain. He cannot support anything publicly that is not in the Governor's current budget. However, he thought the idea is great for future years.

Chair Bachtell inquired if the Community Impact Board funds are a part of the Governor's funds. Board Member Mower explained where the Board was directing the legislature, he could not vote for a resolution.

Call the Question: Board Members Voting Aye: Members Bachtell, Bullard, Ruppe, Barrus, Foot, and Woodbury. Board Members Voting Nay: None. Board Members Abstaining: Board Member Mower. The motion passed with six votes in favor and one abstention.

Miscellaneous

Vice-Chair Bullard inquired if he could add something on the meeting.

Vice-Chair Bullard indicated he went to the annual Ivory Homes Event, and the Development Group (Rodger Mitchell and Elise Erler) and Michelle McConkie was recognized as Ivory Homes Associate of the Year. Vice-Chair Bullard went on to say they were very complimentary of them and their tenaciousness in their follow-up, and their professional demeanor. He wanted to make that announcement in a public setting. Chair Bachtell added he wanted to recognize the Real Estate Committee as well.

Chair Bachtell explained the Board would be going into closed session to discuss the purchase, exchange or lease of real property, and he asked for a motion to do so.

a. Closed Session

Closed Session Pursuant to §52-4-205(1)(d) strategy sessions to discuss the purchase, exchange, or lease of real property

Motion: Board Member Mower moved to go into Closed Meeting pursuant to Utah Code Annotated §52-4-205(1)(d) strategy sessions to discuss the purchase, exchange, or lease of real property. Board Member Foot made the second. Board Members Voting Aye: Members Bachtell, Bullard, Ruppe, Barrus, Foot, Woodbury and Mower. Board Members Voting Nay: None. The motion passed unanimously.

Closed Meeting Minutes of the Board of Trustees of the State of Utah, School & Institutional Trust Lands Administration, Salt Lake County, Utah on January 30, 2018, at 12:18 p.m., in the Board Room of the SITLA Offices, located at 675 East 500 South, Salt Lake City, Utah 84102.

Present: Thomas Bachtell, Chair
Lonnie Bullard, Vice-Chair
Scott Ruppe, Board Member – via electronically
Roger Barrus, Board Member
Donald Foot, Board Member
Rick Woodbury, Board Member
Michael Mower, Board Member

Excused: None

Also Present: David Ure, Director
Kim Christy, D.D., Surface/External Relations
John Andrews, A.D., Legal Counsel
Tim Donaldson, Special Projects & Strategic Planning
LaVonne Garrison, A.D., Oil & Gas
Rodger Mitchell, A.D., Property Planning & Development
Lisa Schneider, Finance Director
Ron Carlson, Audit Manager
Deena Loyola, Public Information Officer
Ron Barton, Law Enforcement
Darran Baggs, Computer Support Specialist
Michelle K. Vest, Administrative Assistant

Others in Attendance: Jonathan Bates, University of Utah Beneficiary, Paula Plant, Karen Rupp, School Beneficiaries, and Gary McEntee

Those present had a strategy session to discuss the purchase, exchange, or lease of real property pursuant to Utah Code Annotated §52-4-205(1)(d).

Motion: Board Member Mower moved to reconvene back into the Regular meeting at 1:41 p.m. Board Member Foot seconded the motion. Board Members Voting Aye: Member Bachtell,

Bullard, Ruppe, Barrus, Foot, Woodbury and Mower. Board Members Voting Nay: None. The motion passed unanimously.

b. Consideration of Action Related to Northwest Quadrant

Motion: Board Member Woodbury moved to approve the Donation Agreement dated December 22, 2017, between SITLA and Suburban Land Reserve, Inc. (SLR), as amended, be ratified, with direction to staff to close the transaction at the earliest possible time, subject to the condition that Section 1.5 of the Agreement be clarified to accommodate the proposed tax increment financing arrangement with Salt Lake City and Salt Lake County, while preserving the agreed sharing of revenue between SITLA AND SLR. The Board does not need to provide additional consent or ratification beyond this direction to staff. Board Member Foot seconded the motion.

Discussion followed regarding the motion.

Vice-Chair Bullard indicated he would abstain from voting to avoid any appearance of a financial conflict with his company.

Board Member Barrus stated he would like to avoid any appearance of a conflict. He stated he is a service missionary for Farmland Reserve, which is a real estate agricultural acquisition company, unlike Suburban Land Reserve, Inc. (SLR), which is a development company, although both are entities of the LDS Church. He indicated he does not work with SLR, nor does he discuss the project at hand with them. He added there is no personal gain with the project, and he wanted to avoid any appearance of a personal conflict for the record.

Call the Question: Board Members Voting Aye: Members Bachtell, Ruppe, Barrus, Foot, Woodbury and Mower. Board Members Voting Nay: None. Board Members Abstaining: Board Member Bullard. The motion passed with six votes in favor and one abstention.

Adjourn

With no further business coming before the Board at this time, Board Member Mower moved to adjourn the meeting. Board Member Foot seconded the motion. Board Members Voting Aye: Member Bachtell, Bullard, Ruppe, Barrus, Foot, Woodbury and Mower. Board Members Voting Nay: None. The motion passed unanimously. The meeting adjourned at 1:49 p.m.



Michelle K. Vest, Administrative Assistant