



Board of Trustees Meeting Minutes

Thursday, February 18, 2021

9:00 a.m.

VIRTUAL ELECTRONIC MEETING

Attending

Board:

Chairman Roger Barrus
Vice-Chairman Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Staff:

Dave Ure, Director
Wes Adams, Assistant Director, Oil & Gas
Mike Brown, Director, IT
Elise Erler, Deputy Assistant Director, Planning & Development
Mike Johnson, Chief Legal Counsel
Lisa Jones, Executive Assistant to the Board
Deena Loyola, Public Information Officer
Michelle McConkie, Assistant Director, Surface
Kyle Pasley, Assistant Director, Planning & Development
Scott Ruppe, Deputy Director

Public:

Raphael Cordray, Utah Tar Sands Resistance
Tim Donaldson, Director, Land Trusts Protection & Advocacy
Monica Hilding, Utah Environmental Progress
Richard Holman, West Side Coalition
Melinda McIlwain, Salt Lake City Resident
Dorothy Owen, West Point Community Council
Deeda Seed, Stop the Polluting Port
June Taylor, Salt Lake City Resident
Lionel Trepanier, Utah Tar Sands Resistance

At 9:00 a.m., Chairman Barrus welcomed everyone to the meeting. He then presented the minutes of January 21, 2021 to be approved with a modification. Mr. Mower made the motion. Mr. Foot seconded it. The vote was unanimous in the affirmative.

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| AYE | NO | ABSTAIN |
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Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Ms. Loyola then presented a slideshow about SITLA Funds in the Schools: L.C. Reading Elementary in Davis School District. Her presentation can be found at <https://www.utah.gov/pmn/files/688749.pdf>.

There were several public comments.

- Dorothy Owen regarding public input on the Inland Port discussions
- June Taylor regarding air quality at the Inland Port
- Richard Holman regarding Inland Port remediation
- Deeda Seed regarding public confusion about SITLA's role in the Inland Port project
- Monica Hilding regarding public confusion about SITLA's role in the Inland Port project
- Melinda McIlwain regarding SB169
- Raphael Cordray regarding long-term implications of the Inland Port project
- Lionel Trepanier regarding how the Open & Public Meetings Act applies to the discussions about the Inland Port

Ms. Erler notified the Board about the Johns Valley Ground Lease in Garfield County. Her presentation can be found at <https://www.utah.gov/pmn/files/688751.pdf>. Mr. Barrus, Mr. Peterson, and Mr. Mower spoke to the issue.

Mr. Donegan moved that the Board move into closed session for the purposes listed below. Mr. Peterson pointed out that the closed session was only for discussion, and that all decisions would be presented during an open session. Mr. Woodbury seconded the motion. The vote was unanimous in the affirmative. The closed session began at 10:00 a.m.

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| AYE | NO | ABSTAIN |
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Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

- Pursuant to Utah Code Section 52-4-205(1)(e), the Board conducted a strategy session to discuss the sale of real property where public discussion of the proposed transaction would prevent the Board from completing the transaction on the best possible terms. Specifically, the Board held a strategy session to discuss the proposed sale of approximately 23.2 acres of land in Washington County, Utah.
- Pursuant to both Utah Code Section 52-4-205(1)(d), as well as Utah Code Section 53C-1-201(8)(a)(ii), the Board conducted a strategy session to evaluate the proposed terms of an OBA (other business arrangement) lease of real property where public discussion of the proposed transaction would prevent the Board from completing the transaction on the best possible terms. Specifically, the Board held a strategy session to discuss the leasing of land in the IPP Block in Millard County, Utah, including the modification of existing lease ML 51573-OBA.
- Pursuant to Utah Code Section 52-4-205(1)(c), the Board conducted a strategy session to discuss pending or reasonably imminent litigation. Specifically, the Board discussed the recently filed administrative protest to the finalization of the Utah Test and Training Range (UTTR) Exchange.
- Pursuant to Utah Code Section 53C-1-201(8)(a)(ii), the Board conducted a strategy session to evaluate the proposed terms of an OBA (other business arrangement) where public discussion of the proposed transaction would prevent the board from completing the transaction on the best possible terms. Specifically, the Board held a strategy session to discuss other business arrangement terms concerning trust land in the Northwest Quadrant of Salt Lake City.

Attending

Board:

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| Roger Barrus | Mike Mower |
| Don Foot | Warren Peterson |
| Dave Donegan | Rick Woodbury |
| Bryan Harris | |

Staff:

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| Dave Ure | Mike Johnson |
| Wes Adams | Kyle Pasley |
| Tim Donaldson | Scott Ruppe |
| Chris Fausett | Chris Shiraldi |

Following the closed session, at 11:22 a.m., Mr. Foot moved to return to open session. Mr. Harris seconded the motion. The vote was unanimous in the affirmative.

AYE

NO

ABSTAIN

Roger Barrus
 Don Foot
 Dave Donegan
 Bryan Harris
 Mike Mower
 Warren Peterson
 Rick Woodbury

Mr. Pasley presented details about the proposed sale of approximately 23.2 acres of land in Washington County, Utah. Mr. Woodbury moved that in accordance with Rule 850-140-900, the Board deviate from their normal transactional approval process in that the Board needs to make a determination favorable to the trust beneficiaries that may be lost otherwise; the SITLA staff has negotiated a sale price that exceeds the \$5M threshold for a major development transaction. Mr. Mower seconded the motion. The vote was unanimous in the affirmative.

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| <u>AYE</u> | <u>NO</u> | <u>ABSTAIN</u> |
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Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Mr. Harris then moved that the Board approve the sale of the 23.2 acres of land in Washington County at \$5.50/square foot. Mr. Woodbury seconded the motion. The vote was unanimous in the affirmative.

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| <u>AYE</u> | <u>NO</u> | <u>ABSTAIN</u> |
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Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Mr. Johnson presented details about splitting a lease within the IPP Block in Millard County. He referenced the memo and map that were posted to the Public Notice Website at page 32 of the PR Packet for today's meeting at <https://www.utah.gov/pmn/files/684489.pdf>. Mr. Peterson spoke to the issue. Mr. Donegan moved that the Board grant the Director the authority to enter into the new OBA lease terms. Mr. Foot seconded the motion. The vote was unanimous in the affirmative.

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| <u>AYE</u> | <u>NO</u> | <u>ABSTAIN</u> |
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Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Chairman Barrus, Mr. Woodbury, and Mr. Peterson commended the staff for their work on this OBA and pointed out the fact that the IPP Block project is a significant move toward improving renewable energy production and will greatly benefit the rural Utah community where it is located.

At 11:39 a.m., Mr. Mower moved that the Board adjourn the meeting. Mr. Woodbury seconded the motion. The vote was unanimous in the affirmative.

AYE

NO

ABSTAIN

Roger Barrus
Don Foot
Dave Donegan
Bryan Harris
Mike Mower
Warren Peterson
Rick Woodbury

Respectfully Submitted,
Lisa S. Jones
Executive Assistant to the Board
March 18, 2021