

STATE BOARD OF REGENTS MEETING  
SOUTHERN UTAH UNIVERSITY, CEDAR CITY, UTAH  
R. HAZE HUNTER CONFERENCE CENTER  
FRIDAY, JULY 18, 2014

AGENDA

7:30 – 8:50 AM            **BREAKFAST MEETING – STATE BOARD OF REGENTS, SOUTHERN UTAH UNIVERSITY BOARD OF TRUSTEES, PRESIDENT WYATT, COMMISSIONER BUHLER**  
Location: Charles Hunter

9:00 – 9:50 AM            **INFORMAL DISCUSSION (Presidents & Regents)**  
Location: Charles Hunter

9:30 – 10:00 AM         **CONTINENTAL BREAKFAST**  
Location: Yankee Meadows

10:00 – 11:30 AM        **MEETINGS OF BOARD COMMITTEES**

**ACADEMIC AND STUDENT AFFAIRS COMMITTEE**  
**Regent Robert W. Prince, Chair**  
Location: Shooting Star

CONSENT:  
Please see the General Consent Calendar at Tab R.

INFORMATION:

- |   |       |
|---|-------|
| 1. USHE Completion Grants                                 | TAB A |
| 2. State Systems Transformation Co-creation Participation | TAB B |
| 3. Utah Data Alliance (UDA) – Update Report               | TAB C |

**FINANCE/FACILITIES COMMITTEE**  
**Regent Robert S. Marquardt, Chair**  
Location: Charles Hunter

ACTION:

- |  |       |
|--|-------|
| 1. Southern Utah University – Campus Master Plan Approval  | TAB D |
| 2. Southern Utah University – Ratification of Property Gifts for the Beverly Taylor Sorenson Center for the Arts | TAB E |
| 3. Adoption of Policy R611, Veterans Tuition Gap Program   | TAB F |
| 4. Utah State University – Brigham City Regional Campus Ground Lease for the New Academic Building               | TAB G |
| 5. Utah State University – Innovation Campus (Research Park) Lease-purchase Agreement                            | TAB H |
| 6. Weber State University – Approval of Station Park Property Lease in Farmington, Utah                          | TAB I |
| 7. University of Utah – Property Purchase  | TAB J |
| 8. University of Utah – Energy Efficiency Project Approval   | TAB K |
| 9. University of Utah – Approval to Remodel the Biomedical Polymers Research Building Remodel                    | TAB L |
| 10. University of Utah – Farmington Ambulatory Care Center Project Approval                                      | TAB M |
| 11. Salt Lake Community College – Westpointe Center Property Acquisition   | TAB N |
| 12. Salt Lake Community College – West Valley City Property Lease  | TAB O |
| 13. USHE Budget Framework for FY 16  | TAB P |

CONSENT:

Please see the General Consent Calendar at Tab R.

INFORMATION:

1. University of Utah – Series 2014A General Revenue and Refunding Bonds Sale TAB Q

**11:30 AM – 12:00 PM**      **STATE OF THE UNIVERSITY – PRESIDENT WYATT**  
Location: Great Hall

**12:00 – 12:45 PM**      **LUNCH**  
Location: Yankee Meadows, Vermillion Cliffs & Outdoor Patio

**12:45 – 4:30 PM**      **COMMITTEE OF THE WHOLE**  
Location: Great Hall

- |  |       |
|--|-------|
| 1. General Consent Calendar                            | TAB R |
| 2. Reports of Board Committees                         |       |
| 3. 2014-15 Mission Based Funding – Distinctive Mission | TAB S |
| 4. 2014-15 Mission Based Funding – Acute Equity        | TAB T |
| 5. 2013-14 USHE Performance Funding Allocations        | TAB U |
| 6. 2014-15 USHE Performance Funding Measures           | TAB V |
| 7. Completion Initiatives and Goals for 2015           | TAB W |
| 8. Resolution of Appreciation                          |       |

*2:15 – 2:30 PM*      *BREAK*

9. USHE – Institutional State-funded Capital Development Projects for 2015-16 TAB X

**4:30 – 5:30 PM**      **EXECUTIVE SESSION (If needed) (Closed Meeting – State Board of Regents)**  
Location: Charles Hunter

Projected times for the various meetings are estimates only. The Board Chair retains the right to take action at any time. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify ADA Coordinator, 60 South 400 West, Salt Lake City, UT 84180 (801-321-7124), at least three working days prior to the meeting. TDD # 801-321-7130.

July 9, 2014

MEMORANDUM

TO: State Board of Regents  
FROM: David L. Buhler  
SUBJECT: USHE Completion Grants

Background

The Utah State Board of Regents set a goal to have 66 percent of the Utah population with a postsecondary certificate or degree by the year 2020. In aid of this goal, the State Board of Regents adopted a resolution in July 2013 encouraging the implementation of five proven strategies to improve college completion. Each institution has been working to implement these strategies. To further their work to increase completion rates, implement the strategies, and achieve their goal, the Utah System of Higher Education created the ***USHE Completion Grants***.

These one-time grants were designed to support and scale projects that have been developed and tested as pilots at the institutions, specifically projects working to achieve the Board of Regents' Completion Initiatives.

1. *Establish 15 credits hours per semester as the normal full-time course load for students.*
2. *Set plateau tuition levels with a focus on 12 to 15 credit hours to help students maximize their tuition dollars and time.*
3. *Create semester-by-semester degree program maps with specific recommended courses each semester and make them available to current and potential students.*
4. *For students who have not already met general education math requirements in high school, (1) encouraging students to enroll in an appropriate mathematics course in their first year of college, (2) encouraging institutions to adopt a strategy to transition students from developmental to credit-bearing math within three semesters, (3) marketing Math 1050 as a preferred concurrent enrollment option for high school seniors.*
5. *Explore the feasibility of implementing reverse transfer/stackable credentials.*

Issue

Institutions were invited to apply for grants up to \$40,000, with a 100 percent match required. Grant monies were to be used for:

- Infrastructure, including hardware, software, and website development;
- Marketing materials;
- Consultants or site visits;
- Mentors or peers explicitly working to further one of the five initiatives;
- Other expenses incurred to expand pilot projects to full-scale, institution-wide implementation.

**Grant time line:**

RFP released (official announcement)	April 30, 2014
RFP due date	May 30, 2014
RFP selection announcement	June 23, 2014
1 <sup>st</sup> Disbursement of funds	August 1, 2014
1 <sup>st</sup> report due	December 1, 2014
2 <sup>nd</sup> Disbursement of funds	January 5, 2015
Written report on grant results	Fall 2015

Grantees will be required to share results of their grants with the Complete College Utah teams at the Spring 2015 meeting. Initial sharing of the successful grant proposals may also occur in the Fall 2014 meeting. Institutional presidents will present incremental and final reports to the Council of Presidents.

**All eight USHE institutions applied for and received a USHE Completion Grant.**

University of Utah \$39,500

"Plan to Finish"

*Board of Regents' Initiatives addressed: 15 to Finish; math*

Part of the Plan to Finish campaign, "BlockU" is an innovative first-year experience in which students enroll in 15 credit hours for each of the two semesters. Successful completion of a BlockU program can clear all of a student's general education requirements. Participating students will receive vouchers for math tutoring services, encouraging successful completion of math.

The University of Utah will:

- Develop resources to engage parents in supporting their student in the Plan to Finish Initiative;
- Create an enrollment culture of registering for 15 credits/semester through participation in BlockU;
- Promote completion of math (QA) in the first year of enrollment through financial support for success.

Utah State University \$40,000

"Aggie Road to Success Program"

*Board of Regents' Initiatives addressed: reverse transfer/stackable credentials*

Increase AA/AS graduates on the main and regional campuses by 40 percent by May of 2015. The program will target:

- Students who stopped out in last two years, are within 15 credits of completing their associate degree, and have completed their quantitative literacy requirement;
- Students who are currently enrolled and have met the requirements to earn an AA/AS and are working toward a bachelor's degree;

- Students who are current enrolled with GPAs below 2.30 who have earned 30 credit hours.

Weber State University \$37,968

"Smart Graduation Planner"

*Board of Regents' Initiatives addressed: graduation maps*

WSU will create an on-line tool for students to determine in which courses students should enroll, based on their:

- major
- previous college credit
- selected semester
- credit intensity
- recommended specific courses

Program will be developed by Department of Computer Science faculty and students.

To be fully implemented by Fall 2015.

Southern Utah University \$40,000

"University Remediation Assistance"

*Board of Regents' Initiatives addressed: math*

SUU will expand and improve an existing program that targets applicants who do not meet the SUU selective admission standards. The SUU College Connections Success course and Freshman Interest Groups (FIGs) will be doubled in order to assist students in:

- meeting the Quantitative Literacy requirement earlier and in a more supported environment;
- match the fall-to-fall persistence rate for the general population of 65%.

Snow College \$17,986

"Speeding Up Completion and Success of Developmental to College-Level Math"

*Board of Regents' Initiatives addressed: math*

Snow College will draw upon its successful pilot of the *ILearnMath* project. They will:

- expand "project days" for STEM students enrolled in developmental math;
- create a project database that can be shared state-wide;
- provide a course for non-STEM majors that will speed progress through developmental math and allow them to be ready for Math 1030 or 1040 in only semester, thus enabling completion of developmental math and college-level math in one year.

The weekly "project days" bring together all of the students in the program for a project related to every day math applications, study skills, or areas that require extra assistance.

Dixie State University \$40,000

"Student Success Center Mentors"

*Board of Regents' Initiatives addressed: 15 to Finish; degree maps; math*

DSU will hire student mentors to work in their Student Success Center. They expect to:

- increase percentage of students taking 15 or more credits by 5 percent;
- present *Finish in Four* to 80 percent of "at risk" freshmen through a 1-on-1 meeting;

- provide at least 75 percent of student body with physical degree map and 100 percent with electronic version;
- increase number of students pre-registering for transitional math by 25 percent.

Utah Valley University \$40,000

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COLLEGE SCHEDULER®

*Board of Regents' Initiatives addressed: 15 to Finish; degree maps*

College Scheduler® will facilitate increased course registrations by providing students with a better way to explore options to fill a 15-credit schedule. The program allows students to enter times unavailable for class, such as work hours. The program will:

- help students graduate on-time by increasing credit hours per student and decreasing “filler” classes;
- provide real-time reporting so that administrators can see what courses are in high demand;
- reduce time advisors need to spend assisting students with registration, thus increasing time for quality advising.

Software will be ready for Spring 2015 registration.

Salt Lake Community College \$28,000\*

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School of Technical Studies (STS) stackable credentials

*Board of Regents' Initiatives addressed: stackable credentials*

Each program in the STS has very specific, sequential maps to achieve either a certificate or a degree.

Implementing the Student Success pathway in the STS, a program already in place in other schools at SLCC, to encourage students to complete a Certificate of Completion, which then stacks to an AAS degree. Plan includes marketing materials and a new website, with a goal to graduate seven students in each new Certificate of Completion.

\*Amount pending. May be increased.

Commissioner's Recommendation

This is an information item only; no formal action by the Board is required. However, the Board is encouraged to read and take note of the information memorandum, and note that further follow-up will be handled by the Commissioner's Office as part of the Board's Participation and Completion strategic objectives.

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David L. Buhler  
Commissioner of Higher Education

DLB/CF

July 9, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: State Systems Transformation Co-creation Participation

Background

In March, we announced that the Utah System of Higher Education is one of 12 states selected to participate in the State Systems Transformation co-creation project with The Bill & Melinda Gates Foundation to pursue a project that will “advance the planning and implementation work of public state college and university systems seeking to dramatically improve access and success for underserved students.” This selection by Gates includes a small grant of \$200,035 to pursue an initiative that is meaningful, transformative and additive and has the vision and ability to move to scale quickly.

Since that time the core leadership team comprised of Commissioner Buhler, Elizabeth Hitch, Associate Commissioner for Academic and Student Affairs, and Melissa Miller Kincart, Assistant Commissioner for Outreach and Access, who is working as the Project Liaison, has worked with the Foundation as well as the consulting firm Monitor Deloitte in an extensive vision and alignment process with site interviews, and participated in a two day co-creation workshop in Washington DC. Upon the completion of these convening exercises, Assistant Commissioners Greg Benson and Spencer Jenkins along with Director of Utah Scholars and Completion Initiatives Christie Fox, were added to the leadership team to further evaluate project opportunities and assist in a discussion around possibilities at the May Chief Student Service Officer and Chief Academic Officer’s meeting. In considering the best use for this grant, we have decided we will use this opportunity to **study the feasibility of a USHE-wide application portal and ways to improve the application process**. Potential benefits, each of which require additional and thorough vetting among USHE institutions, could include cost savings by leveraging a shared platform, standardized data entry/reporting, and increased access to statewide pipeline data from K-12 and other sources.

Several recent events have brought this to the forefront:

- **College Application Week:** In fall 2013, USHE held a pilot event, *Utah College Application Week*, during which more than 1,500 college applications were submitted online (91% to USHE institutions) from eight high-need high schools in Utah. A number of issues were raised about college applications not being as user friendly as they might be.

- **K-12 Interest:** At the Complete College Utah event in April 2014, attended by representatives from each USHE institution, we heard a specific plea from K-12 district leaders raising similar issues and concerns regarding our current applications and the possible negative effects, especially for first generation prospective students.
- **Timing:** At least four USHE institutions schools have licensed or plan to license software in the near future that integrates with the Banner ERP to enhance the admissions management process through more granular reporting, improved recruiting, and customizable online applications. This shows recognition on the part of institutions to make improvements and also raises the possibility there might be an opportunity to leverage this common interest for a better quality, less costly solution for all USHE institutions. The feasibility study (proposed completion date of December 2014) would help make this clear. If institutions are planning such an upgrade it might be worth considering a short delay while the feasibility study is completed.
- **Legislation:** Finally, state statute requires an ability for individuals to “apply for entrance to multiple schools without having to fully replicate the application process” (UCA 53A-1-409), albeit never funded or implemented. This issue surfaces from time to time with some legislators. A feasibility study would better prepare us to respond to this issue regardless of the outcome.

Given the above, we believe it would benefit the entire system to engage an outside consultant, to conduct a feasibility study to fully understand **whether a system-wide application portal is feasible financially and educationally, as well as advisable**, with a particular focus on first-generation students. The plan is to have a preliminary report by December 2014 which will then be shared and vetted with the Council of Presidents. The Commissioner has notified the Presidents of this desired direction and a working group has been formed with representatives from each institution who will work with the Office of the Commissioner leadership team and the consultant throughout the feasibility study.

### Issue

The Utah System of Higher Education (USHE) seeks to conduct an extensive feasibility analysis across the USHE system to better understand extant application practices, processes, and infrastructures, and to identify the benefits, cost, and feasibility of implementing a College Application Portal (CAP). Data collected will provide USHE with a more comprehensive understanding of how a system-wide college application portal could:

- Streamline the college application process for students by creating a standardized application that requires a single entry of information and that pre-populates the application form for easy completion.
- Increase the number of first generation students enrolling in postsecondary education.
- Provide stakeholders with easy access to student data.
- Create a powerful platform to push useful information to applicants.
- Facilitate an easy admissions process for returning adults.
- Ensure an appropriate fit for applicants.
- Facilitate student retention at USHE institutions.
- Encourage information sharing and referrals among USHE institutions.
- Encourage sharing of best practices across institutions.
- Enhance access to meaningful data across the USHE system.
- Eliminate confusion between existing application processes for concurrent enrollment.



- Provide a simple and clear process for enrollment deferment.
- Facilitate frequent and effective summer communications with students between application/enrollment and matriculation.

We believe this project to be meaningful and transformative because it has the potential to immediately impact student access and provide technological support through the enrollment process for students choosing to go to college within USHE. At the core of this project is the desire at the system level to improve and streamline the enrollment process and remove the existing barriers that are inherent in our institutional silo-based systems. We also see secondary benefits around student/college fit, system data on enrollment patterns, FAFSA and summer melt messaging, and high school feedback reporting, to name a few.

We know this to be additive as many of our eight institutions are open access and have limited enrollment management capacity. We believe that through a feasibility study, assisted by an outside consultant, there are knowledge and resource efficiencies to be gained through analyzing what is the current state of this work, the gaps, what is needed to reach the ideal through substantiated analysis regarding challenges and opportunities and leveraging a technology solution. This process we believe is critical for stakeholder engagement. Additionally, this strategy and eventual report will provide the system the information required for determining next steps in better serving Utah students.

#### Commissioner's Recommendation

This is an information item only; no formal action by the Board is required. However, the Board is encouraged to read and take note of the information memorandum, and note that further follow-up will be handled by the Commissioner's Office as part of the Board's Participation and Completion strategic objectives.

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David L. Buhler  
Commissioner of Higher Education

DLB/MMK

July 18, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Utah Data Alliance (UDA) – Update Report

Issue

The Utah Data Alliance (UDA) is Utah's version of a State Longitudinal Data System (SLDS) that has been developed using federal grant money from the U.S. Department of Education and the American Reinvestment and Recovery Act (ARRA) funds that were awarded to Utah in 2009. The Utah Data Alliance is a cooperative effort between six partners (Utah System of Higher Education, Utah State Office of Education, Utah College of Applied Technology, Utah Department of Workforce Services, Utah Educational Network, and the Utah Educational Policy Center). Funding from the original grant ended on June 30, 2014.

In March of 2014 the Utah State Legislature (SB 34) appropriated \$1,800,000 to continue to support the Utah Data Alliance with \$245,000 of the \$1,800,000 being allocated to the Utah State board of Regents. Based on the continued funding of the Utah Data Alliance, H.B. 2 stated that "The Legislature intends that State Board of Regents make earnings and other pertinent data from Utah Data Alliance available to students, parents, teachers, counselors, and other interested parties"

The Commissioner's office is working to meet the legislative intent language by providing data regarding earnings and work force placement, college readiness measures, and other "pipeline" studies that will provide the information needed to evaluate the effectiveness and outcomes of outreach and access programs offered by USHE institutions.

The Utah Data Alliance is a new tool for the USHE system that continues to be developed with the intent that the increased access to data will offer additional insights into student progression through Utah's educational system and into the workforce.

Commissioner's Recommendation

This item is for information only.

DLB/EJH/GLS/JAC

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David L. Buhler  
Commissioner of Higher Education

July 9, 2014

MEMORANDUM

TO: State Board of Regents  
FROM: David L. Buhler  
SUBJECT: Southern Utah University – Campus Master Plan Approval

Issue

Southern Utah University is requesting review and approval of its updated Campus Master Plan.

Background

The Board last reviewed and approved the Southern Utah University Campus Master Plan on July 13, 2012. The changes that have occurred since that time are summarized in the attached memo from the institution and identified on the attached campus map.

SUU officials will be present to provide additional information and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends that the Board approve the Southern Utah University updated Campus Master Plan.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment



To: Utah State Board of Regents  
From: Tiger Funk, Executive Director, Facilities Management & Planning  
Date: July 1, 2014  
Subject: 2014 SUU Master Plan

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We request approval of the 2014 Southern Utah University Master Plan (attached):

Summary of changes made:

- Removed Juniper Residence Hall which was razed in 2013
  - Adjusted Center for the Arts footprint to reflect actual design
  - Altered orientation of Bud Bowman field and parking lot
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We request approval of the 2014 SUU Master Plan.

# SUU CAMPUS MASTER PLAN 2014

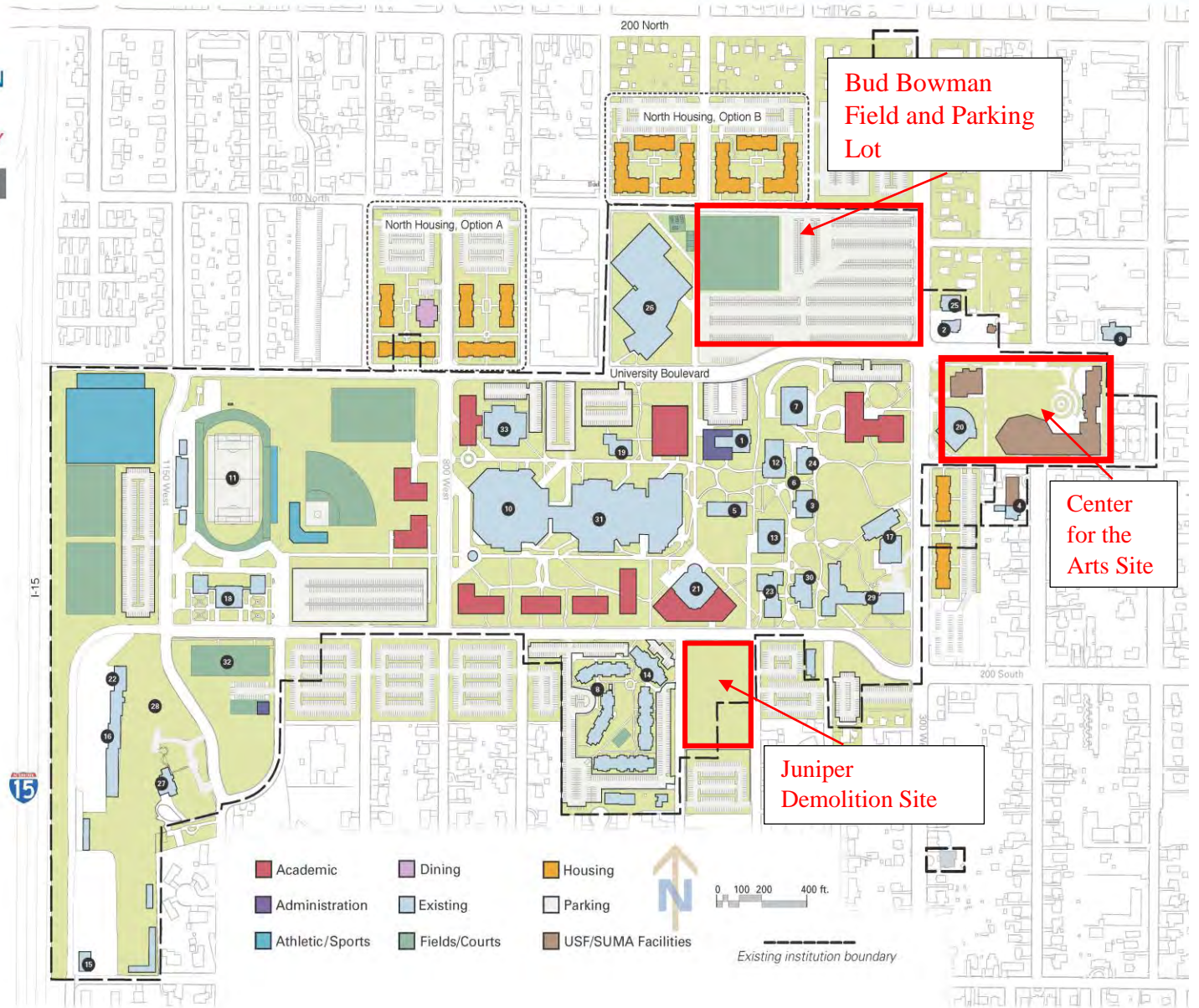
SOUTHERN UTAH UNIVERSITY

## EXISTING CAMPUS BUILDINGS

1. **AD** Bennion Administration Building
2. **AL** J. Reuben Clark, Jr. Alumni House
3. **BC** R.C. Braithwaite Liberal Arts Center & Braithwaite Fine Arts Gallery
4. **BMH** Burch Mann House
5. **BU** Dixie Leavitt Business Building
6. **CA** Carter Carillon
7. **CC** R. Haze Hunter Conference Center
8. **CH** Cedar Hall
9. **COC** Community Outreach Center
10. **CN** Centrum Arena
11. **EC** Eccles Coliseum
12. **ED** Emma Eccles Jones Education Building
13. **ELC** Electronic Learning Center
14. **ELL** Eccles Living and Learning Center
15. **FM** Facilities Management Administration
16. **FMS** Facilities Management Shops
17. **GC** General Classroom Building
18. **HC** J.D. & Alice C. Harris Center
19. **HP** Heat Plant
20. **JT** Randall L. Jones Theatre
21. **LIB** Gerald R. Sherratt Library
22. **MT** Motor Pool
23. **MU** Music Center
24. **OM** Old Main
25. **PD** SUU Police
26. **PEB** J. L. Sorenson Physical Education Building
27. **PR** President's Residence
28. **RCC** Rocky Mountain Power Challenge Course
29. **SC** Science Center
30. **SH** South Hall
31. **ST** Sharwan Smith Student Center
32. **TC** Tennis Courts
33. **TH** Engineering & Technology

*"You can always amend a big plan but you can never expand a little one. I don't believe in little plans. I believe in plans big enough to meet a situation which we can't possibly foresee now."*

PRESIDENT HARRY S. TRUMAN



July 9, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Southern Utah University – Ratification of Property Gifts for the Beverly Taylor Sorenson Center for the Arts

Issue

Southern Utah University is requesting ratification of its acceptance of two property parcels as gifts to be used for the Beverly Taylor Sorenson Center for the Arts facility. Parcel 1 is the result of Cedar City vacating one block of 200 West Street for the new facility. Parcel 2 was owned by the Utah Shakespeare Festival Foundation and had been acquired as a site for a new Shakespeare Theater, which now is part of the Center for the Arts facility.

Additional information about the gifts and a map showing their location are attached. SUU officials will be present at the meeting to answer questions from the Regents.

Commissioner's Recommendation

The Commissioner recommends Board ratification of these property gifts to SUU to be used for the new Beverly Taylor Sorenson Center for the Arts facility.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment

DATE: June 10, 2014

TO: Commissioner Dave Buhler

FROM: Marvin Dodge  
Vice President for Finance & Administration



SUBJECT: Gift of Real Property

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**Attachments:**

- Aerial View

**Description:**

- Parcel 1 - Vacation of property on 200 W beginning at the N.W. corner of University Blvd., ending at the S.W. College Ave.
- Parcel 2 – The east edge of existing Southern Utah University property on College Ave.

**Background:**

- Parcel 1 was gifted to Southern Utah University on December 4, 2013 by Cedar City Corporation to be used for the Beverley Taylor Sorenson Center for the Arts; public hearings were held.
- Parcel 2 was acquired by the Festival City Development Foundation on July 14, 2000 for development of the Beverley Taylor Sorenson Center for the Arts and gifted to Southern Utah University on November 12, 2013.
- This gift was accepted by the Southern Utah University Board of Trustees on June 12, 2014.

**Recommendation:**

We request the Board of Regents accept the gift of the above identified properties.





**GIFTED PROPERTY**

Date: 6/9/2014  
Scale: NTS

Southern Utah University assumes no liability for the accuracy of this map. Intent is for viewing purposes only.

**SUU** SOUTHERN  
UTAH  
UNIVERSITY  
FACILITIES MANAGEMENT

351 WEST UNIVERSITY BOULEVARD  
CEDAR CITY, UTAH 84720  
phone: (435) 865-8735  
fax: (435) 586-5482

July 9, 2014

MEMORANDUM

TO: State Board of Regents  
FROM: David L. Buhler  
SUBJECT: Adoption of Policy R611, Veterans Tuition Gap Program

Issue

Regents' policy *R611, Veterans Tuition Gap Program*, is a new policy addressing the passage of SB 16, Veterans Tuition Gap Coverage that passed during the 2014 Utah legislative session. The Commissioner's office has drafted a policy that will guide implementation of this program and its funding (\$125,000 of ongoing funds and \$75,000 of one-time funds were appropriated).

Background

The Veterans Tuition Gap Program was created to fund eligible veterans who exhaust their post-9/11 education benefits before they complete the requirements for a bachelor's degree. The grant program will provide funding to help cover tuition for the last year of their undergraduate education. The program is open to any Utah institution that offers bachelor's degree programs with veterans enrolled using their post-9/11 education benefits.

The draft policy has been reviewed by the USHE financial aid directors, veterans officials, budget and finance officers, student services personnel, and presidents. The program administrator for the Veterans Tuition Gap Program is the Associate Commissioner for Student Financial Aid.

Commissioner's Recommendation

The Commissioner recommends that the Regents review the proposed new policy and if in agreement with it, approve R611, Veterans Tuition Gap Program, effective immediately.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/DAF  
Attachment

**R611-1. Purpose:** To provide Board of Regents (“the Board”) policy and procedures for implementing the Veterans Tuition Gap Program, Utah Code Title 53B, Chapter 13b, enacted in S.B. 16 by the 2014 General Session of the Utah Legislature.

**R611-2. References:**

- 2.1. Post 9/11 Veterans Educational Assistance Act of 2008, Pub. L. No. 110-252.
- 2.2. Utah Code [§53B-8-106](#) (Resident tuition - Requirements - Rules)
- 2.3. Utah Code [§53B-8-102](#) (Definition of Resident Student)
- 2.4. Utah Code [§53B-13b-101 to 104](#) (Veterans Tuition Gap Program Act)
- 2.5. Policy and Procedures [R512](#), Determination of Resident Status

**R611-3. Effective Date:** These policies and procedures are effective July 1, 2014.

**R611-4. Policy**

**4.1. Program Description:** The Veterans Tuition Gap Program (VeT Gap) is a State supplement grant to provide tuition assistance for veterans who are recipients of Federal Post-9/11 Veterans Educational Assistance Act (Federal program) benefits who are attending institutions of higher education in Utah and whose benefits under the Federal program have been exhausted. This program is only available to higher education institutions that grant baccalaureate degrees.

**4.2. Award Year:** The award year for VeT Gap is the twelve-month period coinciding with the State fiscal year beginning July 1 and ending June 30.

**4.3. Institutions Eligible to Participate:** Eligible institutions include those located within the State of Utah which are accredited by a regional or national accrediting organization recognized by the Board.

**4.4. Students Eligible to Participate:** To be eligible for assistance from VeT Gap funds, a student must:

**4.4.1.** be a resident student of the State of Utah under Utah Code [§53B-8-102](#) and Board Policy [R512](#) or exempt from paying the nonresident portion of total tuition under Utah Code [§53B-8-106](#); and

**4.4.2.** be a veteran using the post 9/11 Veterans Assistance Program funds; and

**4.4.3.** be unconditionally admitted and currently enrolled in an eligible program leading to a bachelor's degree at an eligible institution on at least a half-time basis as defined by the institution; and

**4.4.4.** be maintaining satisfactory academic progress, as defined by the institution, toward the

degree in which enrolled; and

4.4.5. has exhausted the Federal benefit under the post 9/11 Veterans Assistance Program; and

4.4.6. has not completed a bachelor's degree; and

4.4.7. be in the final year of his or her academic baccalaureate program.

4.5. **Program Administrator:** The program administrator for the VeT Gap is the Associate Commissioner for Student Financial Aid, or a person designated in a formal delegation of authority by the Associate Commissioner, under executive direction of the Commissioner of Higher Education.

4.6. **Availability of Funds for the Program:** Funds available for VeT Gap allocations to institutions may come from specifically earmarked State appropriations, or from other sources such as private contributions. Amounts available for allocations each year shall be allocated as follows:

4.7. **Allocation of Program Funds to Institutions**

4.7.1. Annually, the participating institution will provide the following required data, for the most recently completed academic year, by March 1st. The director of financial aid of an eligible institution, in consultation with the institution's veterans affairs officer, will demonstrate intention to continue participation in VeT Gap by submitting to the program administrator a certification, subject to audit, of (a) the total number of veterans using Post 9/11 Veterans Assistance Program funds attending the institution who were resident students of the State of Utah under Utah Code §53B-8-102 and Board Policy R512 and (b) the total number of such students who have graduated from the institution with a baccalaureate degree in the most recently completed academic year.

4.7.2. Failure to submit the certification required in 4.7.1 by the requested date constitutes an automatic decision by an eligible institution not to participate in the program for the next fiscal year.

4.7.3. Allocation of program funds to participating institutions will be based on the total number of an institution's Utah resident students who graduated with a baccalaureate degree in the most recently completed academic year and used their Post 9/11 Veterans Assistance Program funds in the State of Utah and the proportion of each participating institution's number of those students to the total population of such students. For example:

$$\frac{\text{A participating institution's number of Utah resident students who graduated with a baccalaureate degree during the most recently completed academic year using Post 9/11 Veterans Assistance Program funds}}{\text{Total number of Utah resident students who graduated from all participating institutions with a baccalaureate degree during the most recently completed academic year using Post 9/11 Veterans Assistance Program funds}} = \text{\% of VeT Gap funds allocated to the participating institution}$$

4.7.4. The program administrator will send official notification of each participating institution's allocation to the director of financial aid each fiscal year.

4.7.5. The program administrator will send a blank copy of the format for the institutional VeT

Gap performance report, to be submitted within 30 days of the end of the applicable fiscal year, to the director of financial aid of each participating institution each fiscal year.

**4.8. Institutional Participation Agreement:** Each participating institution will enter into a written agreement with the program administrator or assigned designee agreeing to abide by the program policies, accept and disburse funds per program rules, provide the required report each year and retain documentation for the program to support the awards and actions taken. By accepting the funds, the participating institution agrees to the following terms and conditions:

**4.8.1. Use of Program Funds Received by the Institution**

**4.8.1.1.** The institution may at its discretion place up to, but in no case more than, 3.0% of the total amount of program funds allocated to it for the award year in a budget for student financial aid administrative expenses of the institution.

**4.8.1.2.** The institution may not carry forward or carry back from one fiscal year to another any of its VeT Gap allocation for a fiscal year. Any unused funds will be returned to the program administrator as directed. Returned funds will be re-distributed to eligible institutions as regular VeT Gap allocations for disbursement the next award year.

**4.8.1.3.** The institution may establish processes to determine the distribution of funds to students so long as it does so in accordance with provisions established in this policy.

**4.8.2. Determination of Awards to Eligible Students**

**4.8.2.1.** Student cost of attendance budgets will be established by the institution, in accordance with Federal regulations applicable to student financial aid programs under Title IV of the Higher Education Act as amended, for specific student categories authorized in the Federal regulations, and providing for the total of costs payable to the institution plus other direct educational expenses, transportation and living expenses.

**4.8.2.2.** The total amount of any VeT Gap funds awarded to an eligible student in an academic year will not exceed the amount of tuition (not fees) for that academic year and may be impacted by the following:

(a) An eligible student whose period of enrollment is less than the normally-expected period of enrollment within the award year (such as two semesters, three quarters, nine months, or 900 clock hours) will be awarded an amount in proportion to the normally-expected period of enrollment represented by the term, or terms, (e.g. semester or quarter) for which the student is enrolled; or

(b) The minimum student award amount may be the balance of funds remaining in the institution's allocation for the award year in the case that the previous eligible student receiving a VeT Gap award for the year reduced the total available funds to an amount less than that for which an individual qualified.

**4.8.2.3.** VeT Gap funds will be awarded and packaged on an annual award year basis unless the remaining period of enrollment until completion of the academic program is less than one award year. Funds will be paid one quarter or semester at a time (or in thirds, if applicable to some other enrollment basis such as total months or total clock hours), contingent upon the student's maintaining satisfactory progress as defined by the institution in published policies or rules.

4.8.2.4. All awards under the program will be made in accordance with current Federal Title IV non-discrimination requirements.

4.8.2.5. Students receiving financial aid under the program will be required to agree in writing to use the funds received for expenses covered in the student's cost of attendance budget.

a) The student's signature on the Free Application for Federal Student Aid satisfies this requirement.

(b) If the institution determines, after opportunity for a hearing on appeal according to established institutional procedures, that a student used VeT Gap funds for other purposes, the institution will disqualify the student from VeT Gap eligibility beginning with the quarter, semester or other defined enrollment period after the one in which the determination is made.

4.8.2.6. In no case will the institution initially award program funds in amounts which, with Federal Direct, Federal Direct PLUS and/or Perkins Loans and other financial aid from any source, both need and merit-based, and with expected family contributions, exceed the cost of attendance for the student at the institution for the award year.

4.8.2.7. If, after the student's aid has been packaged and awarded, the student later receives other financial assistance (for example, merit or program-based scholarship aid) or the student's cost of attendance budget changes, resulting in a later over-award of more than \$300, the institution will appropriately reduce the amount of financial aid disbursed to the student so that the total does not exceed the cost of attendance.

**4.8.3. Reports:** The institution will submit an annual report within 30 days after completion of the award year, providing information on individual awards and such other program-relevant information as the Board may reasonably require.

**4.8.4. Records Retention and Cooperation in Program Reviews:** The institution will cooperate with the program administrator in providing records and information requested for any scheduled audits or program reviews, and will maintain records substantiating its compliance with all terms of the participation agreement for three years after the end of the award year, or until a program review has been completed and any exceptions raised in the review have been resolved, whichever occurs first. If at the end of the three-year retention period, an audit or program review exception is pending resolution, the institution will retain records for the award year involved until the exception has been resolved.

July 9, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Utah State University – Brigham City Regional Campus Ground Lease for the New Academic Building

Issue

Utah State University (USU) is requesting approval to enter into a ground lease with Brigham City to facilitate the city's issuance of bonds to finance its commitment of \$7.5 million for construction of USU's Academic Building project.

Background

The Academic Building for the Brigham City Regional Campus was authorized for funding with \$7.5 million of state funding and \$7.5 million committed by Brigham City through the issuance of bonds. Brigham City has determined that the most advantageous type of bonds for the project are Building Ownership Bonds purchased by the State Community Impact Board (CIB), which requires Brigham City to retain an ownership interest in the facility until the bonds are retired.

To accomplish this, USU proposes to enter into a no-cost ground lease so that Brigham City can hold a temporary interest in approximately one-half of the square footage until the bonds are repaid. The terms of this lease will include the following:

- USU will maintain 100% occupancy and control of the facility.
- In the highly unlikely event that Brigham City were to default on its bond payments, USU will have the right of first refusal to purchase the remaining ownership to ensure USU's continued and perpetual ownership of the facility.

Additional information about the proposal is included in the attached letter from USU requesting this arrangement. University officials will be present at the meeting to provide additional information and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends that the Board authorize USU to work with the vested parties to prepare the proposed no-cost ground lease and to secure the approval from the Office of the Attorney General regarding Regents' authority and compliance with state statutes in accordance with Regents Policy R712, *Non-traditional Arrangements for Development of Facilities on Campuses.*

---

David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment





June 26, 2014

Commissioner David L. Buhler  
Utah State Board of Regents  
Board of Regents Building The Gateway  
60 South 400 West  
Salt Lake City, Utah 84101-1284

Dear Commissioner Buhler:

In the 2014 General Session, the legislature approved the \$15 million USU Brigham City Campus Academic Building and appropriated \$7.5 million with the understanding that Brigham City would provide the matching \$7.5 million needed to complete the project. Brigham City is currently working with the State Community Impact Board on a direct purchase of City bonds by the CIB at very favorable rates for the City.

The most advantageous type of bonds for the City, classified as Building Ownership Authority bonds, require that the City retain an ownership interest in the facility until the bonds are retired. During this time, USU will maintain 100 percent occupancy and control of the facility. USU is desirous to work cooperatively with the City, its bond counsel, and the Community Impact Board (CIB) to create the best financial scenario for the City's repayment of bonds, the proceeds of which are making this project possible.

USU proposes to enter into a no cost ground lease with the City so that the lease document can establish terms under which the City may hold a temporary ownership interest in approximately one-half of the square footage of the facility until the bonds are repaid. The ownership provision is required by the CIB to mitigate its financial risk in the highly unlikely event that the City defaults on its bonds payments. It is mutually agreed by all parties that in the event of default, USU will have the right of first refusal to purchase the ownership interest from the CIB to ensure the continued and perpetual ownership of the building by the University.

This approach will provide the maximum benefit to the City while protecting USU's long-term interest in, use of, and ownership of this important flagship building on the new Brigham City campus.

We appreciate your support and ask that you present this item to the Board of Regents for approval. This request received Board of Trustees approval on June 27, 2014.

Sincerely,

David T. Cowley  
Vice President  
for Business & Finance

cc: Greg Stauffer, Associate Commissioner for Planning, Finance & Facilities  
Stan Albrecht, President

July 9, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Utah State University – Innovation Campus (Research Park) Lease-purchase Agreement

Issue

Utah State University (USU) is requesting approval to enter into a lease-purchase agreement for a facility on its Innovation Campus (Research Park). The proposed facility is a specialized high-bay building and an oval-shaped vehicle test track.

Background

The project is described in the attached letter from USU, with funding for lease payments to be provided from reimbursed overhead from research contracts and grants.

USU is authorized under the provisions of Regents Policy R491, *University Research Parks* to execute a ground lease, contract with an outside developer to build a facility, and lease the building space from the developer for the purpose indicated. However, Section 5.3.4 of the policy requires Regent approval for major funding requirements that are to be financed by institutional revenue bonds or **lease-purchase contracts**. USU desires to include a lease-purchase option in the contract that enables them to purchase the building at a future date when they are able to secure adequate research funding to justify the long-term ownership of the building. USU is seeking approval from the Regents to include a lease-purchase option in the contract that enables them to exercise the option to purchase the building without returning for additional Regent approval.

Commissioner's Recommendation

The Commissioner recommends Board approval of the proposed Innovation Campus (Research Park) lease-purchase option agreement to purchase the facility at a future date, with the understanding that the specific terms of the purchase be formally authorized by the USU Board of Trustees and subsequently reported to the Regents.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment



June 26, 2014

Commissioner David L. Buhler  
Utah State Board of Regents  
Board of Regents Building The Gateway  
60 South 400 West  
Salt Lake City, Utah 84101-1284

Dear Commissioner Buhler:

Utah State University proposes to enter into a lease-purchase agreement, following the procedures required by Regents Policy R491, University Research Parks, for a new 4800 square foot high-bay facility and an oval-shaped vehicle test track of 1300' long and 15.5' wide to be located on the USU Innovation Campus (Research Park).

Utah State University issued a solicitation for a developer to enter into a ground lease, construct a facility per USU specifications, and lease the facility to USU with the option to purchase the facility at a point in time when USU secures adequate research funding to justify the long term ownership of the building.

Operations planned for the facility will involve cutting-edge research and development to pursue the possibility of transforming the century old model of a gasoline-powered vehicle that carries its fuel on board, to a model of an electric vehicle that can be dynamically charged in route through electrified roadways. Recently a USU Research Team submitted a proposal to the National Science Foundation that articulated a 10-year milestone plan for Electrified Transportation. The facility will provide the specialized building, equipment, test track, and the electrical and monitoring infrastructure needed for USU to achieve its research and development objectives in advanced ground transportation over the coming years.

Funding for the facility will be from Facilities and Administrative indirect costs.

We appreciate your support and ask that you present this item to the Board of Regents for approval. This request received Board of Trustees approval on June 27, 2014.

Sincerely,

David T. Cowley  
Vice President  
for Business & Finance

cc: Greg Stauffer, Associate Commissioner for Planning, Finance & Facilities  
Stan Albrecht, President

July 9, 2014

MEMORANDUM

TO: State Board of Regents  
FROM: David L. Buhler  
SUBJECT: Weber State University – Approval of Station Park Property Lease in Farmington, Utah

Issue

Weber State University (WSU) is requesting authorization to lease 10,992 sq. ft. in Farmington, Utah to establish a Professional Education Center for expansion of its Continuing Education programs.

Background

The location of the space is in Station Park, a new mixed-use development in Farmington, Utah. It is located in the rapidly growing area of Farmington/Kaysville/Centerville and is a site where WSU has been looking for an opportunity to establish an instructional presence. It is conveniently located where I-15, Utah Highway 89, Legacy Parkway, and mass transit converge (Station Park is adjacent to a Frontrunner Station that is also served by multiple UTA bus routes).

The space will be used by WSU Continuing Education (WSUCE) for instructional purposes. The \$263,808 annual lease payment will be paid from WSUCE operating income, and under the terms of the lease, 10 months of the base lease will be waived. Other major terms of the lease are summarized in the attached letter from WSU. Also attached are a map showing the location of the property, and a WSUCE document describing the instructional program and pro forma financial provisions of the proposal. A copy of the lease is on file in the Office of the Commissioner.

WSU officials will be present at the meeting to provide additional information and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends Board authorization of the WSU request to lease property in Farmington's Station Park for expansion of the Continuing Education programs of the University.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment



June 25, 2014

Mr. David Buhler, Commissioner  
Utah System of Higher Education  
Board of Regents Building, The Gateway  
60 South 400 West  
Salt Lake City, UT 84101-1284

Dear Commissioner Buhler:

Weber State University requests authorization to lease 10,992 square feet of space in Station Park, the new mixed-use real estate development in Farmington. The space would be used by WSU Continuing Education (WSUCE) for instructional purposes.

WSU has long sought a good opportunity to establish an instructional presence in Central Davis County. In the early 1990's as the Regents studied potential sites for a future WSU Davis Campus--ultimately established on the Layton/Clearfield border--an alternative site in Farmington was seriously considered. It is this site on which Station Park has now been built. The advantages of having an educational presence at this location have only enhanced over time. It is conveniently located in the rapidly growing population center of Kaysville/Farmington/Centerville, and is ideally connected to both mass transit and Interstate 15.

Details of what would be offered by WSUCE at this site is outlined in the attached document. Also attached is a map showing the location of the office building in which WSU would lease a full floor.

A copy of the draft lease is provided. Major provisions of the lease are:

- A 10-year base-lease term with two additional 5-year options,
- A fully-loaded lease rate of \$24 per square foot with 10 months of base lease being waived,
- A 2.5% annual escalation factor,
- A tenant-improvement budget of \$55 per square foot,
- Favorable parking and signage rights,
- State required language regarding Regent approval, indemnity and insurance.

Funds needed to pay for the space would come from WSUCE operating income. Please place this item on the Regents July agenda.

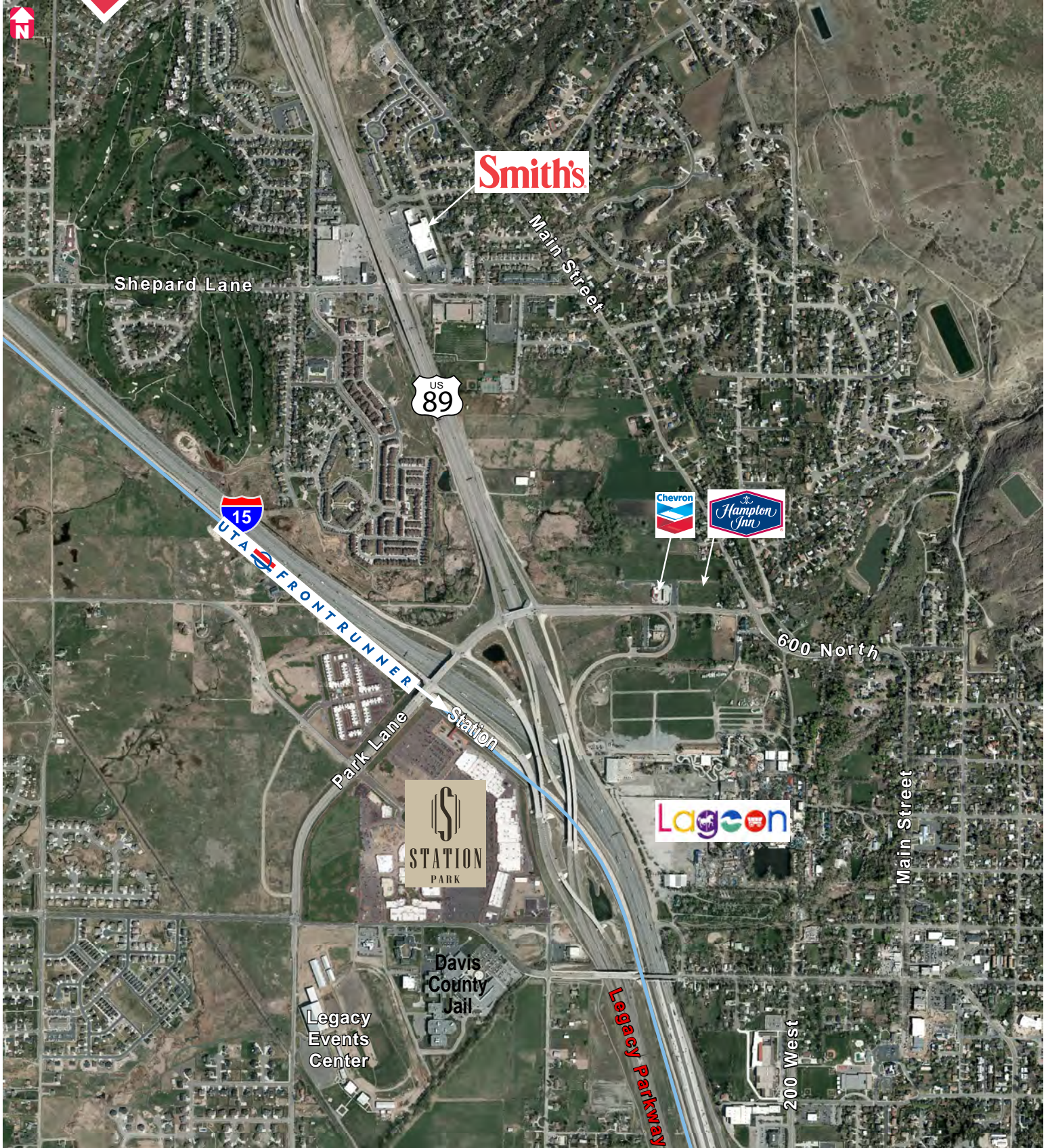
Sincerely,

A handwritten signature in black ink, appearing to read 'Norm Tarbox'.

Dr. Norm Tarbox  
Vice President for Administrative Services

# FARMINGTON

Davis County | Utah



Chris Falk

**Newmark Grubb**  
**ACRES**

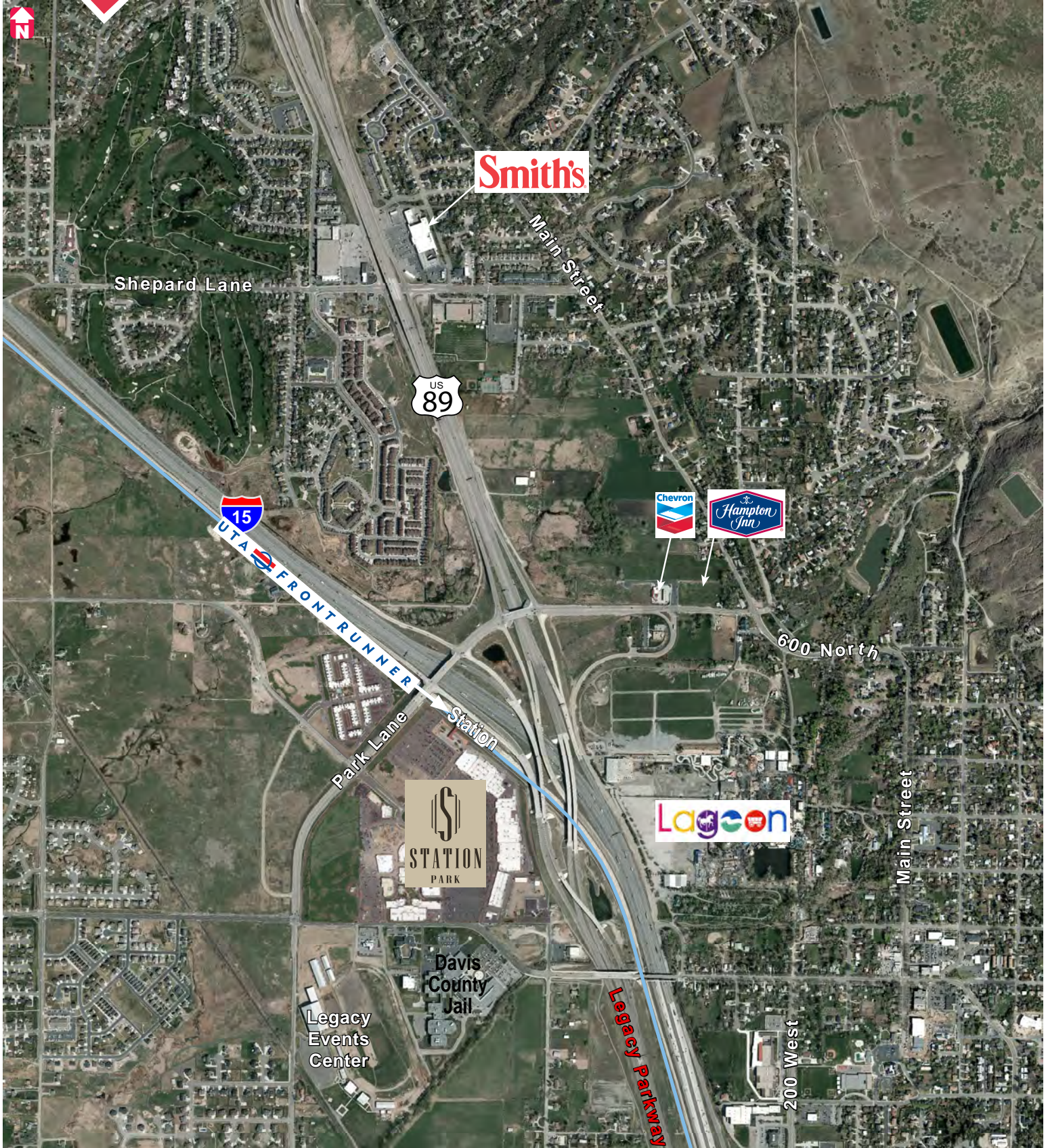


1755 East 1450 South Ste. 100 | Clearfield, UT 84015  
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Aerial Imagery Courtesy of Aero-Graphics Image Date: March-June 2012

# FARMINGTON

Davis County | Utah



Chris Falk

**Newmark Grubb**  
**ACRES**

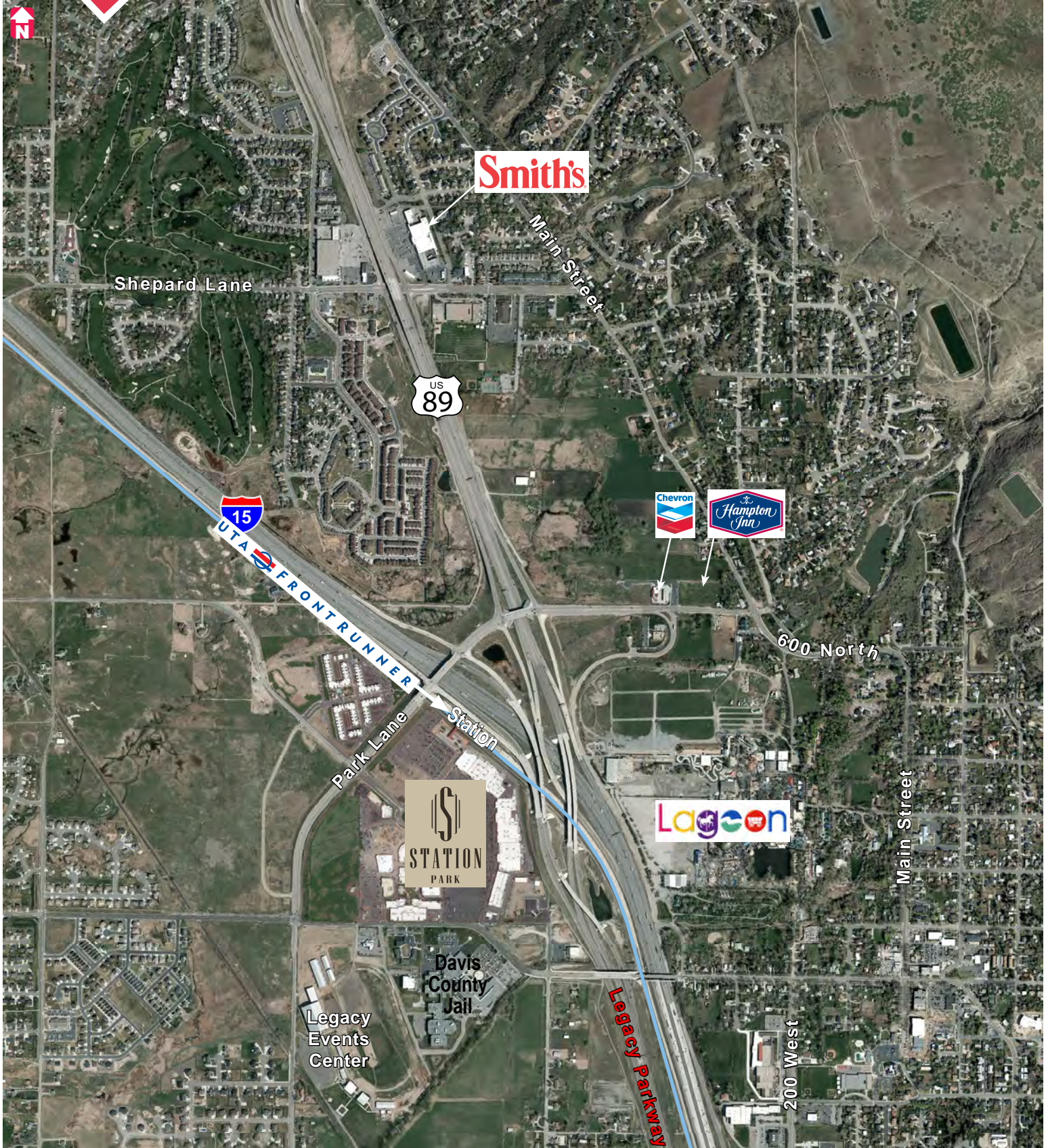


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# FARMINGTON

Davis County | Utah



Chris Falk

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Aerial Imagery Courtesy of Aero-Graphics Image Date: March-June 2012



# STATION PARK

Farmington | Utah



## Newmark Grubb

ACRES

1755 East 1450 South Ste. 100 | Clearfield, UT 84015  
Office 801.927.2000 | Fax 801.416.1020

[www.ngacres.com](http://www.ngacres.com)

## **WSU Station Park Professional Education Center**

Consistent with its mission assigned by the State Board of Regents, WSU seeks to establish a fourth permanent instructional location known as the WSU Station Park Professional Education Center.

Station Park, located in Farmington, is an ideal location for a professional education center. This new, mixed-use development is located at the junction of Interstate 15, Legacy Parkway, and U.S. Highway 89. In the geographic center of Davis County, Station Park is also serviced by UTA's Frontrunner system via Farmington Station. Unparalleled access to this locale from all parts of Davis County, as well as Southern Weber, Morgan and Northern Salt Lake Counties, provides a unique opportunity for WSU to efficiently offer targeted, high-quality professional programs aligned with the needs of the region.

In its 3<sup>rd</sup> year of operation, Station Park has become one of the most successful Transit Oriented Developments in Utah's history and draws thousands of patrons every day from throughout the region. The mixed-use project includes 850,000 square-feet of high quality office, retail, recreation and residential spaces. In the midst of this development would be located WSU's Station Park Professional Education Center.

The 10,000 square-feet of space to be leased by WSU would be located on the third floor of Building C (see map) and would include the following:

- Two executive seminar/classrooms
- Three classrooms
- One computer classroom
- One conference room
- Two offices
- Reception area

The list of potential programs to be offered at the Station Park site has been crafted to compliment, and not compete with, offerings at WSU's Davis Campus--located 8 miles to the north in Layton, Utah. Research conducted by WSU Continuing Education (WSUCE) suggests strong demand for the following programs at Station Park.

- Masters of Health Administration
- Masters of Taxation
- Masters Certificate in Sales
- Six Sigma graduate certificates
- Computer user experience/interface
- Computer Boot Camp
- Computer Forensics

Space constraints would prohibit all of these programs being offered simultaneously. The nature of the leased space would enable WSUCE to be flexible in its offerings and focus on intensive, cohort-oriented programs.

Below is a pro-forma prepared by WSUCE that shows a financial break-even point for the Center occurring in Year 2. Projected student counts are provided as well.

	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Student Count	40	100	100
Tuition Revenue	\$203,000	\$520,000	\$536,000
Lease Expenses	\$237,000	\$275,000	\$282,000
Other Expenses	\$95,000	\$98,000	\$101,000
Net Income/Loss	-\$129,000	\$147,000	\$153,000

The Station Park Professional Education Center is a vital component of WSU's long-term plan to strengthen its reputation as a premier dual-mission institution and to broaden its reach in the Weber, Davis and Morgan county service area.