

July 11, 2018

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Southern Utah University – Property Acquisition

Issue

Regent Policy R703, *Acquisition of Real Property* requires the Board of Regents to approve institutional property purchases exceeding \$500,000. Southern Utah University (SUU) requests Board approval to purchase a residential property on 0.31 acres adjacent to University property at 11 North 200 West in Cedar City, for \$575,000 using institutional funds.

Background

SUU is land-locked between residential neighborhoods in Cedar City, Utah. The University requests approval to purchase a 0.31-acre property located on the east side of campus, just north of the Museum of Art. With the acquisition of this property, the University would own all but one small plat on the block strategically located for the University. The property includes a 6,000 square foot home built in 1979 that has been well maintained. The property appraised for \$580,000 and the University has agreed on a purchase price of \$575,000 with the seller. Institutional funds from within the University budget will be used for the acquisition of the property.

Additional information about this request may be found in the attached letter from the University, property summary, maps, and the executive summary of the property appraisal. Representatives from Southern Utah University will be in attendance at the meeting to provide additional information and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends the Board authorize Southern Utah University to acquire property located at approximately 11 North 200 West in Cedar City, Utah.

David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA
Attachments

June 20, 2018

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

RE: Board of Regents review and approval of a proposed property purchase

Dear Commissioner Buhler,

Southern Utah University (SUU) recently signed an offer to purchase property contiguous to campus which further expands our footprint and is strategic in our effort to acquire the entire "Renaissance block." We are seeking Board of Regent approval for this purchase as outlined in Policy R703 – which requires approval for property acquisitions above \$500,000.

As you may recall, in January 2017, we completed the purchase of all eight Renaissance Apartment properties on the block north of the new Beverley Taylor Sorensen Center for the Arts (between 200 and 300 West, and University Blvd to Harding Ave.). A map is included with this document outlining the Warthen home relative to SUU's current property line.

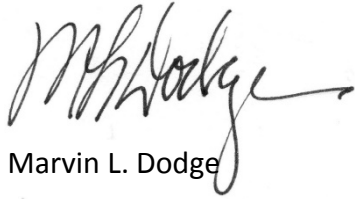
The home is being sold by the Warthen Family Trust from Las Vegas, NV. Historically used as a summer vacation home by the Warthen family, the home was recently listed on the market with an asking price of \$650,000. The University's purchase agreement is for \$575,000. An appraisal of the property has been arranged but not yet completed; though we anticipate having the appraisal report in time for the July Board of Regents meeting.

Attached, please also find the listing document which outlines specifics about the home. Constructed in 1979, the home includes 6,028 square feet, 3 stories, with an attached two car garage, sitting on a .31 acre lot which is zoned Downtown Commercial. The home is in excellent condition and other than needing cosmetic updating, will be an asset to retain and utilize for University purposes yet to be determined.

We have confirmed through the property condition disclosure a new metal roof was installed in 2014 and new air conditioning was installed in 2017. The University Facilities Department is conducting a thorough engineering assessment and inspection of the home for code compliance. This report will also be completed in time for the July 20th meeting.

Based on Board of Regent approval the closing date will be set for the last week in July 2018. I look forward to responding to any questions that may arise during the July 20th meeting or before.

Best regards,

A handwritten signature in black ink, appearing to read "M. Dodge", with a long horizontal flourish extending to the right.

Marvin L. Dodge

11 N 200 W Street, Cedar City, UT 84720

82600 Residential Active \$650,000



Provided as a courtesy of
COLDWELL BANKER ADVANTAGE
26 N Main
CEDAR CITY, UT 84720
rhonda@coldwelladvantage.com
<http://www.coldwelladvantage.com>



Type:	Single Family	Building Permit Number:		Total Bedrooms:	5
MLS Area:	01 - Cedar City (Annexed Only)	Lofts:	1	Full Baths:	4
Half Baths:	1	Garage Capacity:	2	Garage Type:	Attached
Basement:	Yes	Style:	Ranch/Rambler	Fireplaces:	Three or More
Lot Dimensions:		Lot Acres:	0.31	Year Built:	1979
To Be Built:	No	HOA:	No	PUD:	No
Upstairs SqFt:	1,866	Main SqFt:	2,301	Basement SqFt:	1,861
Total SqFt:	6,028	Square Foot Source:	County Records	Elementary:	
Jr. High:		Sr. High:			
County:	Iron	Zoned:	R	Parcel Number:	B-0653-0000-0000
Tax Acct #:	0055191	Senior Community:		HOA Dues \$:	
Special Taxes (SID)\$:		Total Taxes:	4,582.02		
For Sale or Rent:	For Sale				
Subdivision:	Not Applicable				
Financing Remarks:					
<p>Directions: Located on the corner of 200 W and University Blvd, right across the street from the Shakespeare Festival.</p> <p>Public Remarks: You can't beat the location of this house! It is right across the street from the Shakespeare Festival and less than one block from SUU campus. This charming home has 5 bedrooms, 4 & 1/2 bathrooms, and is perfect for a big family! It has two kitchens and a ton of extra living space for family events and parties. The home has a ton of character, and is in amazing condition. There is a formal living room and dining room, informal living room and dining area, and an open basement to be enjoyed. With all of the open space, the house is perfect for big events. The yard has a covered patio, large grassy area, and plenty of trees to provide shade.</p>					
<p>Occupancy: Owner; Vacant</p> <p>Level % Finished: % Finished Upper: 100; % Finished Main: 100; % Finished Basement: 100</p> <p>Possession: Upon Closing</p> <p>Appointment: Call Listing Agent</p> <p>Construction: Brick</p> <p>Utilities: Culinary, City; Electricity; Natural Gas; Propane</p> <p>Water Heater: Electric</p>		<p>Floor Covering: Hardwood; Linoleum/Vinyl; Wall-Wall Carpet</p> <p>Energy Conservation: Ceiling Fan; Wood Stove</p> <p>Patio/Deck: Patio Covered</p> <p>Roof: Metal</p> <p>Air Conditioning: Central Air</p> <p>Landscaping: Fenced Full; Landscaped - Full; Sprinkler - Auto</p> <p>Heating: Electric; Gas</p>		<p>Appliances: Complete Range; Dishwasher; Dryer; Refrigerator; Washer</p> <p>Basement: Interior Access Only</p> <p>Outside Inclusions: Cable TV; Sidewalk</p> <p>Accessibility: Paved</p> <p>Sale Type: Conventional</p> <p>Assoc Dues Cover: None</p>	
List Price:	650,000				

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by on Tuesday, May 29, 2018 1:30 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



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**COLDWELL BANKER COMMERCIAL
ADVANTAGE**
26 NORTH MAIN STREET
CEDAR CITY, UT 84720

Each Office is Independently Owned and Operated

Account 0055191

Location

Parcel Number B-0653-0000-0000
Account Number 0055191
Tax District 06 - CEDAR CITY
Acres 0.31
Situs 11 N 200 W , CEDAR CITY
Legal COM SE COR LOT 1, BLK 34, PLAT B,
CEDAR CITY TOWN SURVEY; W 123 FT, N 108
FT, E 123 FT, S 108 FT.
Parent Parcels
Parent Accounts
Child Parcels
Child Accounts

Owner

Name WARTHEN JOHN E FAMILY TRUST
3422 E ROCHELLE AVE
LAS VEGAS, NV 89121

Value

Market (2017) \$374,937
Taxable \$374,930
Tax Area: 06 Tax Rate: 0.011381
Type Actual Assessed Acres
Improvement \$342,268 \$342,265 0.000
Land \$32,669 \$32,665 0.310

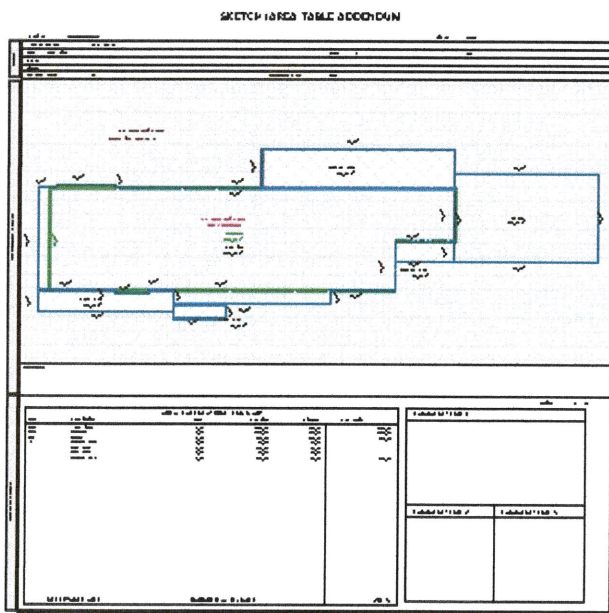
Transfers

Doc Description

Warranty Deed

Images

- Map
- Sketch



SUBJECT	Pavement No.	B-0653-0000-0000	File No.	SS19L
	Property Address	LLN 200 W		
	City	Cedar City	State	UT
	Owner		Zip	
	Client			
	Appraiser Name	TLM	Inspection Date	2004

(Per Historical Data)

Second Floor: 2135 Sq Ft

(Per - Historical Data)
Need Dimensions
Basement
1881.00 sf
First Floor
2043.00 sf

Comments:

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
GLA1	First Floor	1.00	2043.00	212.00
BSMT	Basement	1.00	1881.00	196.00
GAR	Garage	1.00	625.00	100.00
F/P	Covered Porch	1.00	60.00	32.00
	Open Porch	1.00	132.00	60.00
	Open Porch	1.00	36.00	26.00
	Covered Patio	1.00	363.00	88.00
				591.00

Comment Table 1	
Comment Table 2	Comment Table 3

Net LIVABLE Area	(rounded w/ factors) 2043
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SUU
Police
Department

Randall
Jones
Theatre

Auditorium



SUU Campus Aerial Image

Date: 9/11/2017

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

APPRAISAL OF



Single Family Residential

LOCATED AT:

11 N 200 W
Cedar City, UT 84720

CLIENT:

Southern Utah University/co Caldwell Banker Advantage
26 North Main Street
Cedar City, UT, 84720

AS OF:

June 15, 2018

BY:

David W. Lawley
5467799-CR00

06/15/2018

Dan Roberts
Southern Utah University/co Caldwell Banker Advantage
26 North Main Street
Cedar City, UT, 84720

File Number: 18-082

Dear SUU,

In accordance with your request, I have appraised the real property at:

11 N 200 W
Cedar City, UT 84720

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of June 15, 2018 is:

\$580,000
Five Hundred Eighty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



David W. Lawley
5467799-CR00

DWL