

**USHE BOARD OF REGENTS  
UTAH STATE CAPITOL  
FRIDAY, FEBRUARY 14, 2020**

**AGENDA**

**12:00 PM – 2:00 PM**

**COMMITTEE OF THE WHOLE**  
Location: House Building, Room 30

- |  |       |
|--|-------|
| 1. University of Utah – Lease Extension              | TAB A |
| 2. Dixie State University – Property Acquisition     | TAB B |
| 3. Dixie State University – Non-State Funded Project | TAB C |
| 4. Legislative Requests for Appropriations           | TAB D |
| 5. General Consent Calendar                          | TAB E |

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.



# MEMORANDUM

TAB A

February 7, 2020

## University of Utah – Lease Renewal

Regent policy R705, *Lease Space* requires the Board of Regents to approve institutional leases with state-appropriated funds that are more than \$250,000 per year or commit the institution for ten or more years. The University of Utah seeks Board approval to renew a lease of 28,258 square feet at \$693,000 average annual rent in the 421 Wakara Way Building for the School of Medicine, which has occupied this space since 2014.

The lease extension is an agenda item for approval by the University's Board of Trustees in their February 11, 2020 meeting. Additional information about this request may be found in the attached letter from the University and representatives from the University will be in attendance at the meeting to provide additional information and respond to questions from the Board.

### Commissioner's Recommendations

The Commissioner recommends the Board authorize the University of Utah to renew the 421 Wakara Way Lease for an additional five years.

### Attachment

January 27, 2020

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

Dear Commissioner Woolstenhulme:

The University of Utah hereby requests approval from the Board of Regents to enter into Amendments to Lease for the following leased spaces:

421 Wakara Way, Suite 360, Salt Lake City, Utah

- School of Medicine – Clinical Research Hub
- 9,983 sf
- Average annual rent: \$257.6k (Modified Gross)
- Total lease term commitment: \$1.29M
- Term: Five (5) years (October 1, 2019 – September 30, 2024)
- Purpose: Clinical research and academic office space.

421 Wakara Way, Suite 140 & 210, Salt Lake City, Utah

- School of Medicine – Biomedical Informatics
- 18,275 sf
- Average annual rent: \$435.7k (Modified Gross)
- Total lease term commitment: \$2.18M
- Term: Five (5) years (January 1, 2020 – December 31, 2024)
- Purpose: Research and academic office space.

The School of Medicine has occupied this space since 2014 and this extension will give the University needed flexibility to continue to finalize plans associated with the allocation of space across the Health Sciences Campus connected with the School of Medicine's Transformation Project.

It is anticipated the University of Utah's Board of Trustees will provide consent for these lease extensions during the February 11, 2020 meeting.

Accordingly, we welcome the opportunity to present these Lease Amendments at the February 14, 2020 Board of Regents meeting.

Thank you, as always, for your consideration and support.

Sincerely,



Patricia A. Ross  
Chief Business Strategy Officer

c: Dr. Ruth V. Watkins  
Dr. Richard P. Amon  
Malin Francis  
Jonathon Bates



# MEMORANDUM

TAB B

February 7, 2020

## Dixie State University – Property Acquisition

Regent Policy R703, *Acquisition of Real Property* requires the Board of Regents to approve institutional property purchases that exceed \$500,000. Dixie State University (DSU) requests Board approval to purchase a 1,078 square foot residential house contiguous to campus on 0.31 acres for \$424,745 (above the appraised value of \$238,000) using institutional funds.

The University owns all but one property on the Atwood Innovation Plaza block just west of Trailblazer Stadium. Recently, the owner of the last privately-owned property (located at 424 S. University Avenue) expressed a willingness to sell if the buyer would pay off the remainder of their mortgage and help them purchase a similar house within the St. George downtown area (for a total cost of \$424,745). The Dixie Foundation contracted with the sellers at the request of the University and DSU now seeks authorization to repay the Foundation and acquire the property. This acquisition will give DSU complete ownership of the Atwood Innovation Plaza Block.

This proposal was approved by Dixie State University Board of Trustees in their January 31, 2020 meeting. Additional information about the project is provided in the attached letter, map, and executive summary of the property appraisal from the University. Representatives from DSU will be present at the meeting to provide additional information and respond to questions from the Board.

### Commissioner's Recommendations

The Commissioner recommends the Board authorize Dixie State University to acquire property located at 424 S. University Avenue in St. George Utah as proposed.

### Attachment

Paul C. Morris  
Vice President for Administrative Services  
Phone: 435-652-7504  
Email: [morris@dixie.edu](mailto:morris@dixie.edu)

December 20, 2019

Dr. David R. Woolstenhulme  
Interim Commissioner of Higher Education  
Board of Regents Building  
60 South 400 West  
Salt Lake City, Utah 84101

Dear Dr. Woolstenhulme:

#### Purpose

Dixie State University (DSU) is requesting Regent approval to purchase a residential house constructed on approximately .31 acres of land located contiguous to campus on the DSU Atwood Innovation Plaza Block (formerly East Elementary).

#### Background

The property is located at 424 S. University Avenue (west of Trailblazer Stadium). Currently, two small older homes remain on the Atwood Innovation Plaza Block with frontage on University Avenue. Dixie State University owns one of the dwellings, and the Dixie Foundation recently purchased the remaining dwelling at DSU's request. The completion of this proposed property acquisition from the Dixie Foundation will give DSU complete ownership of the Atwood Innovation Plaza Block.

DSU has been interested in purchasing this property for many years. The former long-time property owner and her husband have limited financial means, but they were willing to sell if the sale price would allow them to relocate. To relocate, they needed to purchase a similar property within the St. George downtown vicinity that would accommodate their living needs, which included a small tailoring business, and payoff the remainder of their mortgage. Recently, the former owners found a reasonably priced home that would meet these criteria.

As the St. George real estate market is strong and houses are generally selling shortly after listing, DSU moved rapidly to get the property under contract, providing the former owners the means to purchase a replacement home. To



accommodate the short-time frame, DSU approached the Dixie Foundation to have them purchase the house with the understanding that DSU would request Regent approval to buy the house from the Foundation. The Dixie Foundation closed the deal with the former owner on December 19<sup>th</sup>, 2019.

Dixie State University contracted with Morley & McConkie, LC, to determine the appraised value of the property. The appraisal completed by Matthew C. Morley values the property at \$238,000. The amount needed to repay the Dixie Foundation is \$424,745. Although the repayment amount exceeds the appraised value of \$238,000, the purchasing of this property was necessary for DSU to fully utilize the Innovation Plaza Block.

Dixie State University intends to demolish the two remaining dwellings and install additional parking that will support Atwood Innovation Plaza, Cox Auditorium, Trailblazer Stadium, Burns Arena, and academic quadrants on DSU's main campus.

DSU's reasoning for having the Dixie Foundation purchase the property now was based on the fact that if the opportunity to purchase the property adjacent to the Atwood Innovation Plaza was missed, it could have been many years before DSU would have another opportunity to purchase this property. This was a risk that DSU was unwilling to take.

The following attachments provide additional information relative to the purchase price, location, and importance of the property to Dixie State University.

- Attachment 1: Summary page of appraisal prepared by Morley & McConkie, LC
- Attachment 2: Arial view photograph of subject property

Sincerely,



Paul C. Morris

cc: Richard Williams, Sherry Ruesch

Attachment 1: Summary page of appraisal prepared by Morley &  
McConkie, LC

**Appraisal Report**



**LOCATED AT**

424 S 700 E  
St George, UT 84770

Subdivision: ST GEORGE CITY SUR PLAT 8 BLK 23 (SG) Lot: B BEG A1 PT S 62 FT FM NE COR LOT 8 BLK 23 PLAT 8 SGCS TH S 101 FETH W 132 FT; TH N 101 FT; TH E 1;

**FOR**

Dixie State University  
225 S University Ave  
St George, UT 84770

**OPINION OF VALUE**

238,000

**AS OF**

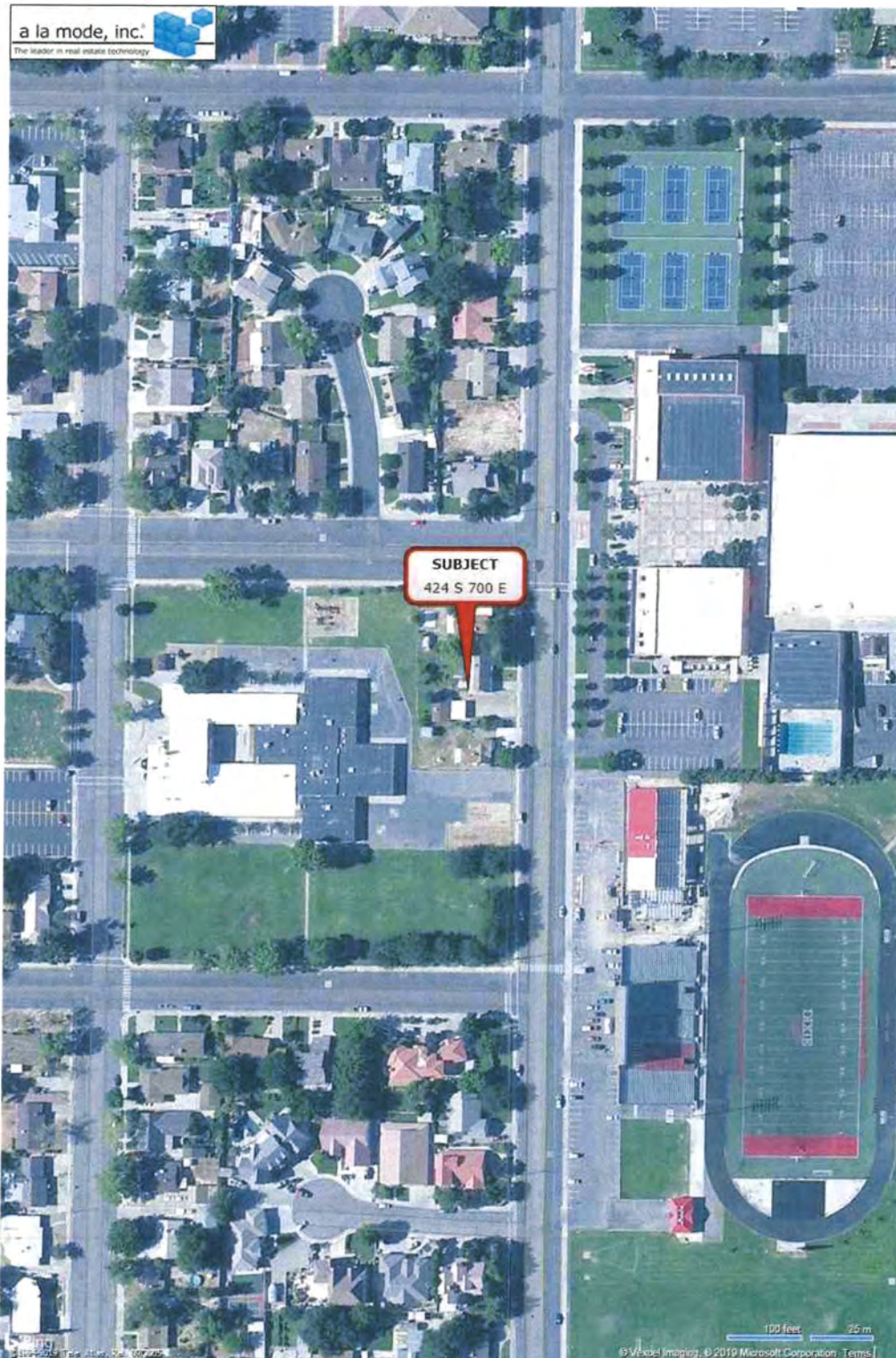
12/16/2019

**BY**

Matthew C. Morley  
Morley & McConkie, LC  
393 E Riverside Dr, Suite 102  
St. George, UT 84790  
(435) 673-7720  
matt@sutap.com



Attachment 2: Arial view photograph of subject property







# MEMORANDUM

TAB C

February 7, 2020

## Dixie State University – Non-State Funded Project

In accordance with Regent Policy R702, *Non-State Funded Projects*, the Board of Regents reviews and authorizes institutional requests for non-state funded capital development projects that require legislative approval. Dixie State University (DSU) requests Regent approval to expand and improve the Greater Zion Stadium and seeks legislative authorization to bond for \$10,000,000 as part of the project financing.

Washington County recently committed \$10,000,000 over 20 years (\$500,000 annually) to DSU to name the stadium “Greater Zion Stadium.” The University proposes to use this revenue stream to expand the west grandstand to include press and booster boxes, hospitality, team locker rooms, and a ticket booth at an estimated cost of \$13,500,000. The University seeks legislative authorization to bond for \$10,000,000 over 30 years using county funds as the source of repayment for the first 20 years and institutional revenues for the final 10 years. Donations and institutional funds will cover the remainder of the project costs beyond the \$10,000,000 bond. No state funds will be used for construction or operation and maintenance of this project.

The University’s Board of Trustees approved the project and bonding request in the January 31, 2020 meeting. Additional information about the project is provided in the attached letter, financial detail, and artist’s rendering of the building from the University. Representatives from Dixie State University will be present at the meeting to provide additional information and respond to questions from the Board.

### Commissioner’s Recommendations

The Commissioner recommends the Board approve the Dixie State University Greater Zion Stadium project for further legislative action.

### Attachment

Paul C. Morris  
Vice President for Administrative Services  
Phone: 435-652-7504  
Email: [morris@dixie.edu](mailto:morris@dixie.edu)

February 4, 2020  
Dr. David R. Woolstenhulme  
Interim Commissioner of Higher Education  
Board of Regents Building  
60 South 400 West  
Salt Lake City, Utah 84101

Dear Dr. Woolstenhulme:

Purpose

Dixie State University (DSU) is requesting Regent approval to bond for the construction of improvements to the West Grandstand at Greater Zion Stadium (formerly Trailblazer Stadium).

Background

DSU has been improving and increasing seating capacity at the Greater Zion Stadium for the past 5 years.

The Stadium improvement plan consists of the following three phases:

- **Phase I:** Widened the field to accommodate regulation soccer play and lengthened the track to meet NCAA specifications
- **Phase II:** Constructed 5,000-seat East Grandstand, locker rooms, restrooms and the ticketing/concessions building
- **Phase III:** Improve the West Grandstand to accommodate press boxes, booster boxes, hospitality, new team locker rooms, a ticket booth, and marketing/retail space

On January 21<sup>st</sup> 2020, the Washington County Commission and Dixie State University entered into a marketing agreement to promote tourism in Washington County. The marketing agreement includes naming rights to the stadium. The Stadium will now be known as "Greater Zion Stadium." As part of the agreement, Washington County agreed to pay Dixie State University \$10,000,000 (\$500,000 annually for 20 years).

Dixie State University has obtained initial and preliminary cost estimates to complete Phase III of the Stadium improvements. The cost estimates range between \$10,064,217 (architect/contractor estimate) and \$16,849,878 (DFCM estimate). As these project costs are preliminary estimates, DSU intends to value engineer the design and utilize a design, bid, and build process to construct the stadium. This process will align the projected funding with the project cost. DSU is targeting an actual project cost of approximately \$13,500,000.

The University intends to bond for \$10,000,000 over 30 years. DSU intends to use the proceeds of the marketing agreement and Auxiliary Services' net revenues as the funding sources to repay the bond. The Institution intends to fundraise and use institutional money to pay the balance of the construction cost.

The construction cost and funding sources are detailed below:

- Phase III DFCM estimated construction cost: \$16,849,878
- Phase III Layton Construction estimated construction cost: \$10,064,217
- Estimated Proceeds from bond sale: \$10,000,000

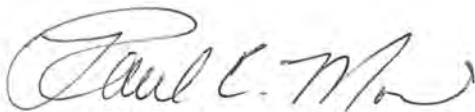
(bond proceeds based on current interest rates and issuance costs with repayment of \$500,000 per year for 30 years)

- Auxiliary Services long term revenue projection
- Donations and Institutional Resources: \$3,500,000

The following attachments provide additional information relative to the marketing agreement, construction cost, estimated bond proceeds, and stadium improvements:

- Attachment 1: Summary information for the DSU/Greater Zion Marketing Agreement
- Attachment 2: Construction cost estimate as prepared by DFCM
- Attachment 3: Construction cost estimate as prepared by Layton Construction
- Attachment 4: Bond proceeds estimate and assumptions
- Attachment 5: Auxiliary Services revenue projection
- Attachment 6: Renderings of Phase III Stadium Improvement Project

Sincerely,



Paul C. Morris

cc: Richard Williams, Sherry Ruesch



**RESOLUTION NO. R-2020-2561**

**A RESOLUTION APPROVING DIXIE STATE UNIVERSITY AND GREATER ZION  
MARKETING AGREEMENT**

WHEREAS, Washington County receives tourism tax revenues that may only be spent to promote and establish tourism and recreation in the county;

WHEREAS, the Washington County Tourism Tax Advisory Board ("Tourism TAB") shall advise the county legislative body on the best use of tourism tax revenues;

WHEREAS, Washington County desires to enter into an agreement with Dixie State University ("DSU") for certain marketing opportunities, including certain naming rights, to enhance tourism to the area;

WHEREAS, the Tourism TAB recommended entering into an agreement with DSU for certain marketing opportunities;

WHEREAS, the agreement provides for the purchase of advertising by the Washington County Tourism Office, and by its nature is not suited to award on a competitive basis because it is for goods or services that may only be purchased from a sole source;

WHEREAS, Washington County and DSU have negotiated the attached marketing agreement;

WHEREAS, it is in the best interests of Washington County for the attached agreement to be signed and implemented.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF WASHINGTON COUNTY, UTAH, that the attached Marketing Services Agreement with Dixie State University is approved and shall be executed.

(Signature block on following page.)

## Capital Development Projects

### Capital Budget Estimate (CBE)

<b>Project Name:</b>		DSU West Stadium Expansion	
<b>Agency/Institution:</b>		Dixie State University	
<b>Project Manager:</b>		Clint Bunnell	

<b>Cost Summary</b>	<b>\$ Amount</b>	<b>Cost Per SF</b>	<b>Notes</b>
Facility Cost	\$ 11,550,760	\$399.49	
Utility Fee Cost	\$ 246,033	\$8.51	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 1,284,467	\$44.42	
High Performance Building	\$ -	\$0.00	
<b>Total Construction Cost</b>	<b>\$ 13,081,261</b>	<b>\$452.42</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ 31,500		
Pre-Design/Planning	\$ 15,000		
Design	\$ 1,348,547		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 847,666		
Information Technology:	\$ 434,758		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 130,813		
Contingency 4.50%	\$ 588,657		
Moving/Occupancy	\$ 26,163		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 19,622		
Legal Services (0.05% of Construction Budget)	\$ 6,541		
DFCM Management	\$ 69,500		
User Fees	\$ -		
High Performance Building Standard (HPBS)	\$ 150,434		
Other Costs	\$ 99,418		
<b>Total Soft Costs</b>	<b>\$ 3,768,617</b>	<b>\$130.34</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 16,849,878</b>	<b>\$582.76</b>	
<b>Previous Funding</b>	\$ -		State and Agency
<b>Other Funding Sources</b> (Identify in note)	\$ 10,000,000		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ 6,849,878</b>		

<b>Project Information</b>			
Gross Square Feet	28,914	Base Cost Date	30-Jan-20
Net Square Feet	21,160	Estimated Bid Date	30-Oct-20
Net/Gross Ratio	73%	Est. Completion Date	31-Jul-21
		Last Modified Date	30-Jan-18
		Print Date	1/30/2020

**Dixie State University Pressbox Addition**  
**Concept Budgets**  
**April 17, 2018**

**Current Cost Breakdown**

COST BREAKDOWN PER ASTM UNIFORMAT II

System Description	Press Box	Athletic Taining	Ticketing / Retail	Sitework	Total Costs	% of Total
A10 Foundations	282,370	73,611	34,033	45,619	435,633	4.3%
B10 Superstructure	1,572,077	54,393	36,120	-	1,662,590	16.5%
B20 Exterior Enclosure	1,937,885	154,415	99,722	185,404	2,377,426	23.6%
B30 Roofing	132,566	23,794	19,938	-	176,299	1.8%
C10 Interior Construction	234,993	27,110	13,401	-	275,505	2.7%
C20 Stairs	273,356	-	-	-	273,356	2.7%
C30 Interior Finishes	171,643	30,251	17,858	-	219,752	2.2%
D10 Conveying	164,070	-	-	-	164,070	1.6%
D20 Plumbing	330,663	22,800	-	-	353,463	3.5%
D30 HVAC	188,644	38,328	35,374	-	262,345	2.6%
D40 Fire Protection	80,285	6,307	-	-	86,592	0.9%
D50 Electrical	384,523	47,266	44,560	-	476,348	4.7%
E10 Equipment	49,000	83,600	-	-	132,600	1.3%
E20 Furnishings	100,800	-	-	-	100,800	1.0%
F20 Selective Building Demolition	80,070	-	-	-	80,070	0.8%
G10 Site Preparation	-	-	-	136,254	136,254	1.4%
G20 Site Improvements	-	-	-	366,931	366,931	3.6%
G30 Utilities	-	-	-	25,012	25,012	0.2%
G40 Site Electrical	-	-	-	170,128	170,128	1.7%
<b>Subtotal</b>	<b>5,982,945</b>	<b>561,875</b>	<b>301,006</b>	<b>929,348</b>	<b>7,775,174</b>	<b>77.3%</b>
General Conditions	465,171	43,685	23,403	72,256	\$604,515	6.01%
Liability Insurance	77,528	7,281	3,901	12,043	\$100,753	1.00%
Payment & performance bond, 0.650% of total contract	50,393	4,733	2,535	7,828	\$65,489	0.65%
Subcontractor default insurance, 1.0% of cost of work	59,914	5,627	3,014	9,307	\$77,862	0.77%
Preconstruction services fee	34,627	3,252	1,742	5,379	\$45,000	0.45%
Construction management fee	298,484	28,032	15,017	46,364	\$387,897	3.85%
Construction Contingency	155,057	14,562	7,801	24,085	\$201,505	2.00%
Design Contingency	620,227	58,247	31,204	96,342	\$806,021	8.01%
<b>Total</b>	<b>7,744,347</b>	<b>727,294</b>	<b>389,623</b>	<b>1,202,952</b>	<b>10,064,217</b>	<b>100.0%</b>



## State Board of Regents of the State of Utah - Dixie State University

\$9,530,000 General Revenue Bonds

Series June 1, 2020

(Stadium Upgrades: 30 Year Amortization - Current Rates)

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2020	-	-	-	-	-
12/01/2020	-	-	164,200.00	164,200.00	-
06/01/2021	170,000.00	5.000%	164,200.00	334,200.00	498,400.00
12/01/2021	-	-	159,950.00	159,950.00	-
06/01/2022	180,000.00	5.000%	159,950.00	339,950.00	499,900.00
12/01/2022	-	-	155,450.00	155,450.00	-
06/01/2023	185,000.00	5.000%	155,450.00	340,450.00	495,900.00
12/01/2023	-	-	150,825.00	150,825.00	-
06/01/2024	195,000.00	5.000%	150,825.00	345,825.00	496,650.00
12/01/2024	-	-	145,950.00	145,950.00	-
06/01/2025	205,000.00	5.000%	145,950.00	350,950.00	496,900.00
12/01/2025	-	-	140,825.00	140,825.00	-
06/01/2026	215,000.00	5.000%	140,825.00	355,825.00	496,650.00
12/01/2026	-	-	135,450.00	135,450.00	-
06/01/2027	225,000.00	5.000%	135,450.00	360,450.00	495,900.00
12/01/2027	-	-	129,825.00	129,825.00	-
06/01/2028	240,000.00	5.000%	129,825.00	369,825.00	499,650.00
12/01/2028	-	-	123,825.00	123,825.00	-
06/01/2029	250,000.00	5.000%	123,825.00	373,825.00	497,650.00
12/01/2029	-	-	117,575.00	117,575.00	-
06/01/2030	260,000.00	5.000%	117,575.00	377,575.00	495,150.00
12/01/2030	-	-	111,075.00	111,075.00	-
06/01/2031	275,000.00	3.000%	111,075.00	386,075.00	497,150.00
12/01/2031	-	-	106,950.00	106,950.00	-
06/01/2032	285,000.00	3.000%	106,950.00	391,950.00	498,900.00
12/01/2032	-	-	102,675.00	102,675.00	-
06/01/2033	290,000.00	3.000%	102,675.00	392,675.00	495,350.00
12/01/2033	-	-	98,325.00	98,325.00	-
06/01/2034	300,000.00	3.000%	98,325.00	398,325.00	496,650.00
12/01/2034	-	-	93,825.00	93,825.00	-
06/01/2035	310,000.00	3.000%	93,825.00	403,825.00	497,650.00
12/01/2035	-	-	89,175.00	89,175.00	-
06/01/2036	320,000.00	3.000%	89,175.00	409,175.00	498,350.00
12/01/2036	-	-	84,375.00	84,375.00	-
06/01/2037	330,000.00	3.000%	84,375.00	414,375.00	498,750.00
12/01/2037	-	-	79,425.00	79,425.00	-
06/01/2038	340,000.00	3.000%	79,425.00	419,425.00	498,850.00
12/01/2038	-	-	74,325.00	74,325.00	-
06/01/2039	350,000.00	3.000%	74,325.00	424,325.00	498,650.00
12/01/2039	-	-	69,075.00	69,075.00	-
06/01/2040	360,000.00	3.000%	69,075.00	429,075.00	498,150.00
12/01/2040	-	-	63,675.00	63,675.00	-
06/01/2041	370,000.00	3.000%	63,675.00	433,675.00	497,350.00
12/01/2041	-	-	58,125.00	58,125.00	-
06/01/2042	380,000.00	3.000%	58,125.00	438,125.00	496,250.00
12/01/2042	-	-	52,425.00	52,425.00	-
06/01/2043	395,000.00	3.000%	52,425.00	447,425.00	499,850.00
12/01/2043	-	-	46,500.00	46,500.00	-
06/01/2044	405,000.00	3.000%	46,500.00	451,500.00	498,000.00
12/01/2044	-	-	40,425.00	40,425.00	-
06/01/2045	415,000.00	3.000%	40,425.00	455,425.00	495,850.00
12/01/2045	-	-	34,200.00	34,200.00	-
06/01/2046	430,000.00	3.000%	34,200.00	464,200.00	498,400.00
12/01/2046	-	-	27,750.00	27,750.00	-
06/01/2047	440,000.00	3.000%	27,750.00	467,750.00	495,500.00
12/01/2047	-	-	21,150.00	21,150.00	-
06/01/2048	455,000.00	3.000%	21,150.00	476,150.00	497,300.00
12/01/2048	-	-	14,325.00	14,325.00	-
06/01/2049	470,000.00	3.000%	14,325.00	484,325.00	498,650.00
12/01/2049	-	-	7,275.00	7,275.00	-
06/01/2050	485,000.00	3.000%	7,275.00	492,275.00	499,550.00
<b>Total</b>	<b>\$9,530,000.00</b>	<b>-</b>	<b>\$5,397,900.00</b>	<b>\$14,927,900.00</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$171,580.00
Average Life	18.004 Years
Average Coupon	3.1459960%
Net Interest Cost (NIC)	2.6760018%
True Interest Cost (TIC)	2.5591550%
Bond Yield for Arbitrage Purposes	2.2063366%
All Inclusive Cost (AIC)	2.6377405%

### IRS Form 8038

Net Interest Cost	2.4883957%
Weighted Average Maturity	17.585 Years

Stadium Upgrades Rev 30y | SINGLE PURPOSE | 1/28/2020 | 11:27 AM

## State Board of Regents of the State of Utah - Dixie State University

\$9,530,000 General Revenue Bonds

Series June 1, 2020

(Stadium Upgrades: 30 Year Amortization - Current Rates)

### Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
06/01/2021	Serial Coupon	5.000%	1.070%	170,000.00	103.898%	-	-	-	176,626.60
06/01/2022	Serial Coupon	5.000%	1.080%	180,000.00	107.735%	-	-	-	193,923.00
06/01/2023	Serial Coupon	5.000%	1.080%	185,000.00	111.540%	-	-	-	206,349.00
06/01/2024	Serial Coupon	5.000%	1.090%	195,000.00	115.263%	-	-	-	224,762.85
06/01/2025	Serial Coupon	5.000%	1.090%	205,000.00	118.976%	-	-	-	243,900.80
06/01/2026	Serial Coupon	5.000%	1.190%	215,000.00	121.999%	-	-	-	262,297.85
06/01/2027	Serial Coupon	5.000%	1.250%	225,000.00	125.059%	-	-	-	281,382.75
06/01/2028	Serial Coupon	5.000%	1.370%	240,000.00	127.416%	-	-	-	305,798.40
06/01/2029	Serial Coupon	5.000%	1.450%	250,000.00	129.851%	-	-	-	324,627.50
06/01/2030	Serial Coupon	5.000%	1.530%	260,000.00	132.062%	-	-	-	343,361.20
06/01/2031	Serial Coupon	3.000%	1.650%	275,000.00	112.398%	c 1.756%	06/01/2030	100.000%	309,094.50
06/01/2032	Serial Coupon	3.000%	1.790%	285,000.00	111.033%	c 1.964%	06/01/2030	100.000%	316,444.05
06/01/2033	Serial Coupon	3.000%	1.890%	290,000.00	110.070%	c 2.110%	06/01/2030	100.000%	319,203.00
06/01/2034	Serial Coupon	3.000%	2.000%	300,000.00	109.022%	c 2.245%	06/01/2030	100.000%	327,066.00
06/01/2035	Serial Coupon	3.000%	2.100%	310,000.00	108.079%	c 2.357%	06/01/2030	100.000%	335,044.90
06/01/2036	Serial Coupon	3.000%	2.140%	320,000.00	107.705%	c 2.416%	06/01/2030	100.000%	344,656.00
06/01/2037	Serial Coupon	3.000%	2.230%	330,000.00	106.867%	c 2.502%	06/01/2030	100.000%	352,661.10
06/01/2038	Serial Coupon	3.000%	2.270%	340,000.00	106.497%	c 2.548%	06/01/2030	100.000%	362,089.80
06/01/2039	Serial Coupon	3.000%	2.310%	350,000.00	106.129%	c 2.590%	06/01/2030	100.000%	371,451.50
06/01/2040	Serial Coupon	3.000%	2.390%	360,000.00	105.397%	c 2.651%	06/01/2030	100.000%	379,429.20
06/01/2041	Serial Coupon	3.000%	2.470%	370,000.00	104.670%	c 2.707%	06/01/2030	100.000%	387,279.00
06/01/2042	Serial Coupon	3.000%	2.500%	380,000.00	104.399%	c 2.733%	06/01/2030	100.000%	396,716.20
06/01/2043	Serial Coupon	3.000%	2.530%	395,000.00	104.129%	c 2.756%	06/01/2030	100.000%	411,309.55
06/01/2044	Serial Coupon	3.000%	2.560%	405,000.00	103.860%	c 2.779%	06/01/2030	100.000%	420,633.00
06/01/2045	Serial Coupon	3.000%	2.580%	415,000.00	103.681%	c 2.794%	06/01/2030	100.000%	430,276.15
06/01/2046	Serial Coupon	3.000%	2.590%	430,000.00	103.591%	c 2.805%	06/01/2030	100.000%	445,441.30
06/01/2047	Serial Coupon	3.000%	2.600%	440,000.00	103.502%	c 2.814%	06/01/2030	100.000%	455,408.80
06/01/2048	Serial Coupon	3.000%	2.610%	455,000.00	103.413%	c 2.823%	06/01/2030	100.000%	470,529.15
06/01/2049	Serial Coupon	3.000%	2.620%	470,000.00	103.323%	c 2.831%	06/01/2030	100.000%	485,618.10
06/01/2050	Serial Coupon	3.000%	2.630%	485,000.00	103.234%	c 2.839%	06/01/2030	100.000%	500,684.90
<b>Total</b>	-	-	-	<b>\$9,530,000.00</b>	-	-	-	-	<b>\$10,384,066.15</b>

### Bid Information

Par Amount of Bonds	\$9,530,000.00
Reoffering Premium or (Discount)	854,066.15
Gross Production	\$10,384,066.15
Total Underwriter's Discount (0.500%)	\$(47,650.00)
Bid (108.462%)	10,336,416.15
Total Purchase Price	\$10,336,416.15
Bond Year Dollars	\$171,580.00
Average Life	18.004 Years
Average Coupon	3.1459960%
Net Interest Cost (NIC)	2.6760018%
True Interest Cost (TIC)	2.5591550%

Stadium Upgrades Rev 30y | SINGLE PURPOSE | 1/28/2020 | 11:27 AM



## Pledged Revenue Projection (Annual Average)

Description	FY21-FY25	FY26-FY30	FY31-FY35	FY36-FY40	FY41-FY45	FY46-FY50
<b>Housing</b>						
Revenue	\$ 4,600,000	\$ 5,060,000	\$ 5,570,000	\$ 6,130,000	\$ 6,740,000	\$ 7,410,000
Expenditures	(1,200,000)	(1,320,000)	(1,450,000)	(1,600,000)	(1,760,000)	(1,940,000)
Bond Payment	<u>(3,400,000)</u>	<u>(3,400,000)</u>	<u>(3,400,000)</u>	<u>(3,400,000)</u>	<u>(3,400,000)</u>	<u>(2,200,000)</u>
Operating Income	-	340,000	720,000	1,130,000	1,580,000	3,270,000
<b>Campus Store</b>						
Revenue	3,600,000	3,780,000	3,970,000	4,170,000	4,380,000	4,600,000
Expenditures	<u>(3,400,000)</u>	<u>(3,570,000)</u>	<u>(3,750,000)</u>	<u>(3,940,000)</u>	<u>(4,140,000)</u>	<u>(4,350,000)</u>
Operating Income	200,000	210,000	220,000	230,000	240,000	250,000
<b>Food Service</b>						
Revenue	2,700,000	2,970,000	3,270,000	3,600,000	3,960,000	4,360,000
Expenditures	<u>(2,650,000)</u>	<u>(2,920,000)</u>	<u>(3,210,000)</u>	<u>(3,530,000)</u>	<u>(3,880,000)</u>	<u>(4,270,000)</u>
Operating Income	50,000	50,000	60,000	70,000	80,000	90,000
<b>Road Scholar</b>						
Revenue	4,600,000	4,950,000	5,320,000	5,720,000	6,150,000	6,610,000
Expenditures	<u>(4,300,000)</u>	<u>(4,620,000)</u>	<u>(4,970,000)</u>	<u>(5,340,000)</u>	<u>(5,740,000)</u>	<u>(6,170,000)</u>
Operating Income	300,000	330,000	350,000	380,000	410,000	440,000
<b>Stadium Expansion</b>						
Revenue	500,000	500,000	500,000	500,000	-	-
Bond Payment	<u>(500,000)</u>	<u>(500,000)</u>	<u>(500,000)</u>	<u>(500,000)</u>	<u>(500,000)</u>	<u>(500,000)</u>
Operating Income	-	-	-	-	(500,000)	(500,000)
<b>Total Annual Operating Income</b>	<u>\$ 550,000</u>	<u>\$ 930,000</u>	<u>\$ 1,350,000</u>	<u>\$ 1,810,000</u>	<u>\$ 1,810,000</u>	<u>\$ 3,550,000</u>











# MEMORANDUM

TAB D

February 7, 2020

## Legislative Requests for Appropriations

The Utah State Board of Regents set initial FY 2021 budget priorities for the 2020 Legislative Session in September 2019. The Board modified those priorities in November 2019. With the 2020 legislative session underway, the state budget landscape continues to change and several requests for appropriations to the USHE budget are being advanced by legislators as part of the Legislature's budget process. These request will be considered for prioritization by the Higher Education Appropriations Subcommittee alongside the budget priorities established by the State Board of Regents and the Utah System of Technical Colleges (UTECH) on February 19, 2020.

In the 2019 session, the Legislature funded over \$20m in Requests for Appropriations to the Utah System of Higher Education. USHE Institutions, The Commissioner's Office, as well as individual Regents are often involved throughout the legislative session in the formulation efforts of these funding requests in partnership with the legislature. These presentations give the full Board opportunity to consider and discuss these proposals in relation to the previously-established budget priorities.

### Commissioner's Recommendations

All of these priorities should be considered on their merits in relation to the previously-adopted budget priorities of the Board. All of the presentations are for information purposes and are not intended to replace or supplant the Board of Regents' top budget priorities.

### Links:

- [Board of Regents' FY 2021 Budget Priorities Summary](#)
- [List of individual Requests for Appropriations \(online list\)](#)





February 7, 2020

## General Consent Calendar

The Commissioner recommends approval of the following items on the Regents' General Consent Calendar:

**A. MINUTES**

1. Minutes of the Board Meeting January 24, 2020, University of Utah, Salt Lake City, Utah (Attachment)

**B. FINANCE AND FACILITIES ITEMS**

**Information:**

1. Southern Utah University – Trustee Property Action (Attachment)

**C. GRANT PROPOSALS**

1. University of Utah – National Science Foundation; “EFRI Plastics to Carbon Produ”; \$2,000,000. Eric G Eddings, Principal Investigator.
2. University of Utah – National Science Foundation; “Plastics to CO<sub>2</sub>”; \$1,998,014. Swomitra Kumar Mohanty, Principal Investigator.
3. University of Utah – DOD Defense Threat Reduction Agency; “DTRA Consortium (UTK)”; \$1,976,760. Edward Cazalas, Principal Investigator.
4. University of Utah – National Science Foundation; “Smart cities – Urban Water”; \$1,653,566. Steven John Burian, Principal Investigator.
5. University of Utah – US Department of Energy; “Intellimatch”; \$1,583,440. Masood Parvania, Principal Investigator.
6. University of Utah – National Science Foundation; “Breathalyzer for PIF”; \$1,196,290. Ling Zang, Principal Investigator.
7. University of Utah – National Science Foundation; “NSF SCH AFIB”; \$1,195,707. Darrin J Young, Principal Investigator.
8. University of Utah – DHHS National Institutes of Health; “R01-Muscle Regrowth”; \$3,216,463. Micah J Drummond, Principal Investigator.
9. University of Utah – DHHS National Institutes of Health; “DP1-Mitochondrial”; \$2,500,000. Katsuhiko Funai, Principal Investigator.
10. University of Utah – NIH National Institute of Nursing Rsrch; “Litchman R01 Dec 2019”; \$2,150,971. Michelle Leann Litchman, Principal Investigator.
11. University of Utah – National Science Foundation; “TA Operations 2019”; \$3,057,777. Charles Jui, Principal Investigator.

12. University of Utah – National Science Foundation; “NICHE Support & Expansion”; \$1,142,245. Douglas R Bergman, Principal Investigator.
13. University of Utah – NIH National Institute of Nursing Rsrch; “Reduce Disparities”; \$2,570,498. Mia Hashibe, Principal Investigator.
14. University of Utah – DHHS National Institutes of Health; “Neutrophils-SCC”; \$2,414,876. Trudy Oliver, Principal Investigator.
15. University of Utah – NIH Natl Inst Dental Craniofacial Rsrch; “Triple Layer Cell Sheet”; \$2,336,240. Olga Juliana Baker, Principal Investigator.
16. University of Utah 0 NIH National Cancer Institute; “SIRT5\_Deininger\_NIH-R01”; \$1,906,250 Michael W N Deininger, Principal Investigator.
17. University of Utah – Leukemia & Lymphoma Society; “Deninger\_LLS\_Impact)\_11.30.19”; \$1,250,000. Michael W N Deininger, Principal Investigator.
18. University of Utah – NIH Natl Inst Diabetes Digest Kidney Dis; “HCCC”; \$5,000,000. John Dearborn Phillips, Principal Investigator.
19. University of Utah – Univ of Texas Southwestern Medical Cntr; “Optical Monitoring”; \$3,612,244. Candace Lorraine Floyd, Principal Investigator.
20. University of Utah – NIH Natl Inst Arthrit Muscoskel Skin Dis; “Dec 2019 HGF/MET Regeneration”; \$2,772,531. Gabrielle Kardon, Principal Investigator.
21. University of Utah – NIH National Inst Child Hlth & Human Dev; “WATT NICHD R01 Trans Oct 2019”; \$2,707,134. Kevin Michael Watt, Principal Investigator.
22. University of Utah – NIH National Institute of Nursing Rsrch; “R01\_MOUD\_QEADAN”; \$2,557,959. Fares Qeadan, Principal Investigator.
23. University of Utah – NIH National Inst Child Hlth & Human Dev; “WRHR Renewal”; 41,701,000. Robert M Silver, Principal Investigator.
24. University of Utah – National Science Foundation – CDS&E Large-Scale Geometry”; \$1,038,729. Bei Wang Phillips, Principal Investigator.

**D. AWARDS**

1. University of Utah – HRSA Emergency Med Svcs Chld Natl Resr Ctr; “Dean EMSC HRSA March 2017”; \$1,500,000. J Michael Dean, Principal Investigator.
2. University of Utah – PPD Inc; “GSK208471”; \$1,379,139. Wallace Akerley, Principal Investigator.

STATE BOARD OF REGENTS  
UNIVERSITY OF UTAH, SALT LAKE CITY, UTAH  
JANUARY 24, 2020

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BOARD OF REGENTS  
UNIVERSITY OF UTAH, SALT LAKE CITY, UTAH  
FRIDAY, JANUARY 24, 2020

COMMITTEE OF THE WHOLE  
MINUTES

Regents Present

Harris Simmons, Chair  
Nina R. Barnes, Vice Chair  
Jessellie B. Anderson  
Lisa-Michele Church  
Wilford W. Clyde  
Sanchiata Datta  
Alan E. Hall  
Marlin K. Jensen  
Patricia Jones  
Steven Lund  
Crystal Maggelet  
Sheva Mozafari  
Cristina Ortega  
Robert W. Prince  
Mark Stoddard

Regents Absent

Ron Jibson  
Thomas E. Wright

Office of the Commissioner

Dave R. Woolstenhulme, Interim Commissioner of Higher Education  
Rich Amon, Associate Commissioner for Planning, Finance and Facilities  
Julie Hartley, Assistant Commissioner for Academic Affairs  
Geoffrey Landward, Assistant Commissioner and Board Secretary

Institutional Presidents Present

Ruth V. Watkins, University of Utah  
Noelle Cockett, Utah State University  
Scott L Wyatt, Southern Utah University  
Astrid S. Tuminez, Utah Valley University  
Michael Lacourse for Richard B. Williams, Dixie State University  
Denece G. Huftalin, Salt Lake Community College  
Brad L. Mortensen, Weber State University  
Brad J. Cook, Snow College

Finance and Facilities Committee

USHE – Affordability Task Force (TAB A)

This item is to appoint an Affordability Task Force.

USHE – Institutional Finance Summaries (TAB B)

This item provides a financial template to better understand USHE institutional finances. This is an information item only; no action was taken.

USHE – Space Utilization Report 2018-19 (TAB C)

This annual report is an information item only; no action was taken.

USHE – Auxiliary Enterprise Operations Report (TAB D)

This annual report is an information item only; no action was taken.

Chair Simmons called the meeting to order at 8:14 a.m.

On a motion from Regent Mozafari and seconded by Regent Datta, the Regents met in executive session for the sole purpose of discussing the character, professional competence, or physical or mental health of individuals and pending or reasonably imminent litigation.

#### Committee of the Whole

##### Resolution

Regent Clyde read a resolution for former Regent Aileen Hales Clyde. **On a motion to accept from Regent Clyde and seconded by Regent Jones, the motion passed.**

##### Commissioner's Office Update

Commissioner Woolstenhulme provided an update of office staff changes.

##### Update on Governance

Senator Millner provided updates on governance changes and noted it is still in the discussion stage. There was discussion among Regents and Presidents.

##### Committee Reports (TAB E)

Associate Commissioner Julie Hartley provided an update on the Academic and Student Affairs Committee as detailed in TAB E.

Regent Clyde provided an update on the Finance and Facilities Committee as detailed in TAB E. Associate Commissioner Rich Amon provided additional information as detailed in TAB B, C, & E.

Regent Anderson noted there was no committee meeting in December and no action items. Melanie Health and Carrie Mayne provided an update on the Workforce, Access, and Advocacy as detailed in TAB E.

This is an information item only; no action was taken.

##### USHE – Student Aid Project (TAB F)

Juliette Tennert, Kem C Gardner Institute provided an overview of the USHE: State Aid Project Report, which was completed by the Kem C Gardner Institute and detailed in TAB F.

##### Review of Communications Protocol

Geoff Landward reviewed communications protocol. Under the bylaws, the Commissioner and Regent Chair have been designated as the individuals who are responsible to respond on behalf of the Regents. All inquiries you receive should be forward to the Commissioner's office.

##### Legislative Update (TAB G)

Spencer Jenkins noted TAB G provides key legislative dates and highlighted the Board of Regents meeting on February 14. The Commissioner's office will provide weekly updates along with a link to all bills the office is tracking.

##### General Consent Calendar (TAB H)

**On a motion by Regent Clyde and seconded by Regent Anderson the following items were approved on the Regents' General Consent Calendar**

- Minutes – Minutes of the Board meeting November 15, 2019, Utah Valley University, Orem, Utah.
- Academic and Student Affairs Items
- Repeal of Policies
- Finance and Facilities Items
- Grant Proposals
- Awards

**On a motion by Regent Barnes and seconded by Regent Mozafari, the meeting was closed.**



The meeting adjourned at 11:02 a.m.

---

Geoffrey Landward, Secretary

Date Approved: February 14, 2020



# MEMORANDUM

February 7, 2020

## Southern Utah University – Trustee Property Action

Regent Policy R704, *Disposal of Real Property* delegates authority to institutional Board of Trustees to dispose of institutional property valued at less than \$500,000. The policy requires institutions to notify the Board regarding any approved Trustee property transactions in the next regularly scheduled State Board of Regents meeting.

During the March 21, 2019 meeting, the Southern Utah University Board of Trustees approved the disposal of approximately 5 acres of land at the Valley Farm property located at Westwood Drive in Cedar City. The University sold the property to the City for the purpose of widening a road and providing a utility easement for the appraised value of \$49,900 on July 3, 2019. The attached letter from the University and property appraisal provide additional details on the Board of Trustee action and fulfills the requirement of the Regent policy.

### **Commissioner's Recommendations**

This is an information item; no action is required

### **Attachments**

January 28, 2020

Commissioner David R. Woolstenhulme  
Board of Regents Building, The Gateway  
60 South 400 West  
Salt Lake City, UT 84101-1284

Dear Commissioner Woolstenhulme:

Please accept this letter as notice of the sale of real property by Southern Utah University at its Valley Farm property located on Westwood Drive in Cedar City, UT. This sale was initiated by a request from Cedar City officials to acquire land along Westwood Drive for the purpose of widening the street, smoothing a sharp curve at the southeast point of the farm, and to provide a utility easement.

As outlined in Regent policy R704, *Disposal of Real Property*, the University is required to provide notice to the Board of Regents of the disposal of real property with a price less than \$500,000. The Southern Utah University Board of Trustees approved this transaction at their regular board meeting held on March 21, 2019. While the purchase agreement was signed on July 3, 2019, SUU did not receive funding until September 19, 2019, following the City's receipt of grant funds to complete the transaction.

Included with this letter is a copy of the appraisal from Hymas and Associates establishing the value of the land, improvements, and easement at \$49,900. Also, a map outlining the approximate 5 acres of property being acquired and the utility easement.

The appraised value includes:

\$32,080 for partial fee land acquisition  
\$ 999 for the perpetual utility easement  
\$16,850 for existing improvements on the land being acquired  
\$49,900 Total

The sale of this land will have no significant impact on SUU's farm operation and will provide space for a much needed road widening project. I look forward to responding to any questions that may arise at the Regents meeting.

Sincerely,



Marvin L. Dodge  
Vice President







# HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

## Westview Drive Acquisition

380 S. Westview Dr.  
Cedar City, UT 84720



Prepared For  
Mr. Kit Wareham  
Cedar City Corp.  
10 N. Main Street  
Cedar City, UT 84720

Prepared By  
Hymas & Associates, LC  
Cody Hymas, MAI  
337 S. Main Street, Suite 122  
Cedar City, UT 84720  
File #:18CH172





**HYMAS &  
ASSOCIATES**  
REAL ESTATE APPRAISALS

November 24, 2018

Mr. Kit Wareham  
Cedar City Corp.  
10 N. Main Street  
Cedar City, UT 84720

Re: Westview Drive Acquisition  
380 S. Westview Dr.  
Cedar City, UT 84720  
Appraisers' File #18CH172  
Tax ID No's. D-1012-1013-0001-15 and D-0945-0005-0000

Dear Mr. Wareham,

At your request, I, Cody Hymas, MAI, observed the subject of this appraisal on November 19, 2018. The purpose of the observation and analysis was to formulate an opinion of the market value of a partial fee acquisition and a perpetual utility easement. The partial fee acquisition is to be acquired by Cedar City Corporation through negotiations and/or condemnation proceedings incident to widening, improving and maintenance of Westview Drive while the perpetual utility easement is to allow for future utility construction, improvement and maintenance. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal and report is the Westview Drive Acquisition located at 380 S. Westview Dr. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number's D-1012-1013-0001-15 and D-0945-0005-0000. The subject parcels are contiguous, albeit, Westview Drive runs through parcel D-0945-0005-0000. As such, the portion of parcel D-0945-0005-0000 that is located east of Westview Drive has a different zoning and a different highest and best use while the remainder of parcel D-0945-0005-0000 and the entirety of the parcel D-1012-1013-0001-15 is located west of Westview Drive and all has a similar zoning and highest and best use. The portion of parcel D-0945-0005-0000 that is located east of Westview Drive is estimated to be 2.59 acres in size, implying the remaining portion of the sites located west of Westview Drive has an estimated site size of 408.150 acres. The parcels west of Westview Drive consisting of 408.150 acres is irregular in shape, is generally level with a slight slope downward to the west and is near grade of adjoining streets and properties. This site has adequate asphalt paved access from Westview Drive and has all utilities available. The site has soils that are assumed to be capable of supporting development and is located outside of the flood hazard area. The site has average physical features and appears to be fully usable.

The portion parcel east of Westview Drive consisting of an estimated 2.59 acres is irregular in shape, is generally level and is near grade of adjoining streets and properties. This site has adequate asphalt paved access from Westview Drive and has all utilities available. The site has soils that are assumed to be capable of supporting development and is located outside of the flood hazard area. The site has average physical features and appears to be fully usable.

Both sites have vertical improvements but none of the vertical improvements are impacted by the proposed acquisition. As none of the vertical improvements are impacted by the proposed acquisition, only the underlying land value is determined in this analysis. The partial fee acquisition, identified by the client, is located along Westview Drive. The western portion of the proposed acquisition, is a long and narrow strip consisting of 253,258 square feet (5.814 acres), while the eastern portion of the proposed acquisition, is a long and narrow strip consisting of 4,930 square feet (0.113 acre). The purpose of the proposed acquisition is to facilitate the construction, widening and improving of Westview Drive. The perpetual utility easement, identified by the client, adjoins the acquisition area's and extends the entire length of the proposed acquisition areas. The western perpetual easement is long and narrow in shape consisting of 27,500 square

feet (0.631 acre), while the eastern perpetual easement is long and narrow in shape consisting of 3,000 square feet (0.069 acre). The purpose of the perpetual utility easement is to allow for future utility construction, improvement and maintenance.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Kit Wareham is the client in this assignment and Cedar City Corporation is the sole intended user of the appraisal report. The intended use is to provide an opinion of market value for a partial fee acquisition and perpetual utility easement. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal relies on the following hypothetical condition:

- The after analysis and valuation is based on the hypothetical condition that the proposed acquisition has occurred as described and the project has been completed.
- This appraisal and report is based on the hypothetical condition that the property is in private ownership rather than public ownership.
- The site is improved with vertical construction; however, the vertical improvements will not be impacted by the proposed acquisition. As such, this appraisal and report only considers the underlying land as if there are no vertical improvements.

This appraisal relies on the following extraordinary assumptions:

- I have relied on the extraordinary assumption that the information received from the client, county and property owner is correct and accurate.
- The exact location of the proposed acquisition for the improvement of a right-of-way was not marked or staked. The inventory of the site improvements impacted, if any, is based on careful review of acquisition map provided by the client which delineates the boundaries of the proposed acquisition, as well as a physical observation of the site. For the purpose of this appraisal, I have relied on the extraordinary assumption that the inventory of the site improvements impacted is correct.

The use of the hypothetical conditions and 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 'as is' Fee Simple Interest as of November 19, 2018, is as follows:



Value Conclusion	
Market Value of Both Sites - Before	\$2,109,750
Market Value of Both Sites - After	\$2,077,670
Compensation for Partial Fee Acquisition	\$32,080
Perpetual Easement	\$999
Improvements Acquired	\$16,850
Temporary Easement	\$0
Severance Damage	\$0
Less: Special Benefits	\$0
Cost to Cure	\$0
Compensation for Partial Fee Acquisition	\$49,929
<b>Rounded</b>	<b>\$49,900</b>

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

Respectfully submitted,  
Hymas & Associates, LC

Cody Hymas, MAI  
UT State Certified General Appraiser  
UT #5504978-CG00 Expires April 30, 2020