



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 CO2”; \$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

Contents of Minutes

Attendance .....	1
USHE – Affordability Task Force .....	1
USHE – Institutional Finance Summaries .....	1
USHE – Space Utilization Report 2018-19 .....	1
USHE – Auxiliary Enterprise Operations Report.....	1
Resolution .....	2
Commissioner’s Office Update .....	2
Update on Governance .....	2
Committee Reports.....	2
USHE – Student Aid Project.....	2
Review of Communications Protocol .....	2
Legislative Update .....	2
General Consent Calendar .....	2
Adjournment .....	3

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  
Jessalie 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.**

Minutes of Meeting  
January 24, 2020  
Page 3

**The meeting adjourned at 11:02 a.m.**

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**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



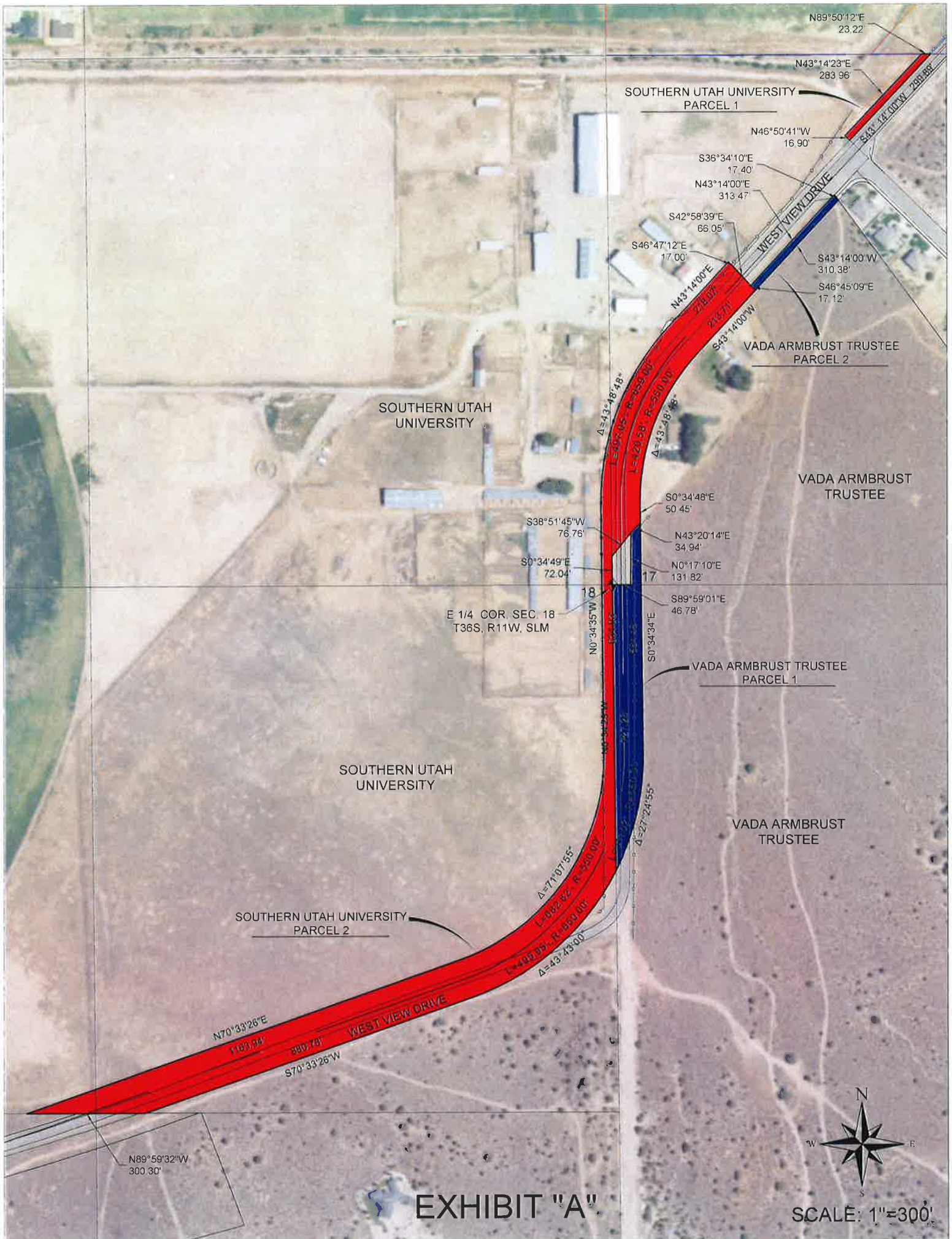


EXHIBIT "A"



# 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



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 is 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