



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

TAB A

July 14, 2022

Ogden Weber Technical College – Nontraditional Arrangement with Ogden School District

Board Policy [R712, *Nontraditional Arrangements for Development of Facilities on Campuses*](#), requires the Board to approve institutional requests to use nontraditional financing arrangements. Ogden Weber Technical College requests authorization to enter into a long-term ground lease to develop an Ogden School District Technical High School on an unoccupied site on OTech property. It will consist of a single-story northwest of the former “observation and assessment” building.

The instructional building will be approximately 18,000 sq. ft. All construction, development, and ongoing costs associated with the facility will be paid by Ogden School District. It will be used by district students that are co-enrolled in an OTech program. OTech will be provided space in the new building to provide support to students completing technical college programs. The use and development of the property is consistent and appropriate for the image and environment of the OTech campus.

All contracts and agreements associated with this arrangement will be reviewed by the Office of the Attorney General to ensure compliance with state law and Board policy. The OTech Board of Trustees reviewed and approved this request in their June 23, 2022, board meeting. Additional information on this financing arrangement is included in the attached letter and maps from the institution.

Commissioner’s Recommendation

The Commissioner recommends the Board authorize Ogden Weber Technical College to enter into a nontraditional arrangement with Ogden School District for a ground lease to construct an Ogden School District Technical High School building.

Attachment



VICE PRESIDENT COLLEGE SERVICES / CFO
B. Tyler Call, CPA

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Ogden-Weber Technical College

June 24, 2022

Commissioner Dave Woolstenhulme
Utah System of Higher Education
60 South 400 West
Salt Lake City, Utah 84101-1284

Subject: Nontraditional Arrangement for Development of a Facility on Campus – Ogden School District
Technical High School

Dear Commissioner Woolstenhulme:

Following Utah System of Higher Education, Policy R712, Nontraditional Arrangements for Development of Facilities on Campuses, Ogden-Weber Technical College (OTECH) desires to report to the Board of Higher Education Finance and Facilities Committee the long-term ground lease agreement for the development of an Ogden School District Technical High School on an unoccupied site on OTECH property. It will consist of a single-story building with adjacent parking, northwest of the former “observation and assessment” building as illustrated in the attached diagram (Exhibit A).

The instructional building will be approximately 18,000 square feet. It will be used by district students who are co-enrolled in an OTECH program. This site will provide district students the opportunity to complete their post-secondary certificate and required high school graduation courses at a single location. OTECH will be provided space in the new building to provide support to students completing technical college programs.

Providing secondary student access to post-secondary technical education is a statutory requirement for OTECH. In addition, increasing access, affordability, completion and workforce alignment are strategic plan pillars for both the Utah Board of Higher Education and OTECH. Because this joint venture is directly mission related for OTECH, college administration recommends a zero cost lease rate to Ogden School District.

All construction, development, and ongoing costs associated with the facility will be paid by Ogden School District. Ownership of the improvements will revert to OTECH at the end of the ground lease.

The proposed uses of this facility are consistent and appropriate for the image and environment of the OTECH main campus. It is consistent with the Board’s approved long-term master plan for the main campus (Exhibit B). In addition, the ground lease agreement will be written to protect the interests of the College including institutional rights to control facility appearance and parking space, approved external graphics and signage, and access to utility systems and roads.

Prior to entering into the ground lease agreement, the Attorney General's Office will approve the contract documents as to form and legal authority, per section 5.6 of Policy R712.

The Nontraditional Arrangement for Development of a Facility on Campus was approved by the College's Board of Trustees in their meeting on June 23, 2022. We appreciate your support and request that you share this item with the Finance and Facilities Committee during the July 2022 meeting.

Sincerely,

A handwritten signature in cursive script that reads "B. Tyler Call".

B. Tyler Call
Vice President for College Services / CFO
Ogden-Weber Technical College

cc: Juliette Tennert, Chief Financial Officer - USHE
Malin Francis, Director of Facilities & Planning – USHE
James R. Taggart, President – OTECH

Exhibit A: Proposed Location Ogden School District Technical High School



Exhibit B: Ogden-Weber Technical College Main Campus Master Plan

