

John Y. Ferry, Chairman  
Kevin S. Carter, Director

MINUTES OF THE MEETING OF THE  
SCHOOL & INSTITUTIONAL TRUST LANDS ADMINISTRATION  
BOARD OF TRUSTEES

DATE: DECEMBER 8, 2009

PLACE: SALT LAKE CITY, UTAH

ATTENDING:

BOARD

John Y. Ferry (By telephone)  
Dan Lofgren  
Steve Oslter (By telephone)  
Dave Ure

STAFF

Kevin S. Carter  
Ron Carlson  
Lisa Schneider  
Ron Carlson  
Kim Christy  
LaVonne Garrison  
Rodger Mitchell  
Elise Erler  
Tom Mitchell  
Dave Hebertson  
NormaLee McMichael  
John Andrews  
Lynda Belnap

OTHERS IN ATTENDANCE:

Margaret Bird, State Office of Education

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Chairman Ferry welcomed Board members, Staff, and guests to the meeting.

1. Opportunity to Purchase SunCor UT's Interest in:

- a. Coral Canyon Town Center I
- b. Coral Canyon Town Center II

Mr. Rodger Mitchell reviewed the purchase of these buildings with the Board. Staff is recommending that we not purchase any additional interest in Building I and that we do purchase additional interest in Building II. In Building I, we will have an interest of 50 percent. In Building II the price per foot is about one-half of what Building I is. Staff is recommending purchasing this building with an internal rate of return of between 12 - 17 percent. If we keep the building on the tax roles, we would have a 15 percent rate of return.

Lofgren / Ostler. Unanimously approved.

“I move that we go into closed session for the discussion of real estate transactions.”

Roll Call:

Lofgren - - yes	Ostler - - yes
Ure - - yes	Ferry - - yes

The Board went into closed session at 10:18 a.m. Those in attendance were Board members, Director Carter, Rodger Mitchell, John Andrews, and Margaret Bird. The Board returned to open session at 10:47 a.m.

Lofgren / Ostler. Unanimously approved.

“I move that we move forward with the recommendations of the Staff in acquiring the 50 percent available interest in Town Center II as the result of the Right of First Refusal, but that we impose the stipulation that, since we are acting here in the interest of the Miners Hospital beneficiary, we have contact with the Miners' Hospital and seek from them their ability to fund it.”

Roll Call:

Lofgren - - yes	Ostler - - yes
Ure - - yes	Ferry - - yes

1. Opportunity to Purchase SunCor UT's Interest in: (cont'd)

a. Coral Canyon Town Center I (cont'd)

b. Coral Canyon Town Center II (cont'd)

It was noted that we are taking no steps to acquire the golf course. Mr. Andrews noted that, as a condition of the assignment, we will require some amendments to the lease.

2. Report on Allied Landfill Settlement Negotiations and Proposed Lease Amendments

Mr. Tom Mitchell addressed the Board on this issue. The Board had received prior to this meeting a copy of the Settlement Agreement and Amendment to Lease and Agreement to Purchase. Mr. Mitchell requested that the Board go into closed session because of potential litigation on this item.

Lofgren / Ure. Unanimously approved.

“I move we go into closed session to discussion potential and pending litigation.”

Roll Call:

Lofgren - - yes

Ostler - - yes

Ure - - yes

Ferry - - yes

The Board went into closed session at 10:50 a.m. Those in attendance were Board members, Director Carter, Kim Christy, Ron Carlson, John Andrews, and Margaret Bird. The Board returned to open session at 11:31 a.m.

Ure / Ostler. Unanimously approved.

“I move that we accept the contract that has been presented today with the Agreement between the School and Institutional Trust Lands Administration and Wasatch Regional Landfill, Inc., and that we also start in six months a performance audit on this new contract to ensure that it is fulfilling and living up to the expectations.”

Roll Call:

Lofgren - - yes

Ostler - - yes

Ure - - yes

Ferry - - yes

Upon motion by Mr. Lofgren, the Board adjourned at 11:33 a.m.

lb

12/8/09