ACTION
A. Policy  643. Salaried Faculty Summer Teaching Policy.

Dr. Palmer explained this policy is being updated as it dates back to before the semester conversion. The focus of summer teaching has changed to an enrollment model. Policy notes payment of faculty based on fixed rate, rather than a portion of their salary which was done previously. This fixed payment is based on an average of all tenured faculty salaries. Trustees asked how faculty in needed areas are encouraged to teach in the summer. Dr. Palmer said between faculty who are interested in teaching and adjunct faculty, courses can be covered. Linda Makin, Budget Director, added there is an increased fiscal cost from averaging salaries, also for the faculty who have been grandfathered so they will not be disadvantaged. Dr. Palmer noted they are targeting an adjunct faculty ratio similar to other semester. The goal is to have summer semester to be seen as important as fall and spring, plus a focus on encouraging international student enrollment. Tim Clark suggested offering executive education-type offerings for summer. Dr. Palmer was thanked for her leadership in the summer school initiative. Trustee Campbell motioned for approval of Policy 643. Salaried Faculty Summer Teaching. Trustee Shoemaker seconded. Voting was unanimous.

Trustee Campbell motioned to move to Executive Session to consider matters permitted by the Utah Open and Public Meeting Act. Trustee Lund seconded. Voting was unanimous.

2. Property Purchases. Vice President Peterson reviewed the space guiding principles and then reviewed possible property purchases.

MATC PROPERTY. President Sederburg asked for board reaction to selling property at the MATC complex to UTA. UTA wants to purchase property for an intermodal center, and are offering $350,000 an acre which was the appraisal. Property is zoned as R&D research property and is appraised lower than adjoining properties which are zoned high density. We would like to sell for $550,000 an acre, up to 6 acres total. UTA is requested 5.9 acres along the rail route, but will also want road access to Geneva Road. Questions from Trustees: a) would this adversely affect the master plan – No, b) Do we need the property for future expansion – Yes, c) do we want a stop or an intermodal hub. An intermodal hub would required great parking and would not be an effective use of our land, d) is this a good location for UTA. Yes because it is in the center of the county, is close to University Parkway, plus their parking facilities. e) should the property to the north be considered?
Yes, it would allow greatest access plus increased parking. f) has land swapping been considered? Yes, if they could provide property of equal value to the institution. G) Funding. Land banking has been considered if it is contiguous to the main campus, but anything further away has not. The Board is moving in the direction of electronic delivery, rather than land banking.

MURDOCK PROPERTY. The Murdock family is asking $2.5 million for 3 acres, plus four homes that are located on 1200 South across from the Advancement building. If purchased, this property would be used for the Advancement office. The adjoining neighbors are not opposed to selling over time.

ALLAN PATCH PROPERTY. A $1.5 million federal grant has been received by the Small Business Development Center which would be used to purchase the Allen Patch building. CEDO would add $500,000, which would leave a $1.45 million shortfall. Mr. Patch has been asked if he would carry the contract. Property is a little over one acres with a 13,000 square foot building.

PLAN for PROPERTY PURCHASE

Murdock property. It is anticipated asking the Foundation to purchase and then pay them back over time at a agreed upon interest rate.

The executive team originally turned down the idea of purchasing the Allen Patch building, but this was before the federal grant was announced. With the funds in place the cost for the institution would be $1.4 million which is good for the land and square footage.

Unfortunately, it is not feasible to purchase both properties. We are still holding payment on the orchard property purchase waiting for sale of property to UTA, which would free money for other purchases.

Trustee Merrill asked what are the most pressing needs. President Sederburg said the Patch property would be used for economic development, the SBDC, CEDO, Business Resource Center (with hope for state funding), which would make a statement we are pro-economic development. The grant is to be used for hard facilities. Trustee Campbell said if CEDO becomes a partner, the college will be viewed as less of an independent player for economic development with other cities. It was also felt the Patch property will be impacted by the proposed freeway flyover and is not a good location for egress. President Sederburg said another option would be to take the federal funding and build a structure on the MATC property which would be a smaller net cost to the institution.

Trustee Campbell said one of the hardest issues we will face will be land purchases. It is very expensive and we should bargain as hard as possible. In ten years we will look back and now we had made the right decision even it is painful at the time. We also need to look at all property around us. It was noted the vice president prefer purchase of the Murdock property because of location and price.

Motion was made to move out of Executive Session.