

**Minutes**  
**Weber State University**  
**Board of Trustees**  
**January 10, 2012**

**Conference Call**

Members Present:

Mr. James C. Beardall, Vice Chair  
Dr. W. Bryan Bowles  
Mr. Kyle Braithwaite  
Ms. Camille T. Cain  
Mr. Alan E. Hall, Chair  
Mr. Scott Parson  
Mr. Kevin Sullivan

Excused:

Ms. Mary Hall  
Dr. Kathryn Lindquist  
Mr. Steven E. Starks

Weber State University Officials Present:

Dr. F. Ann Millner, President  
Dr. Norm Tarbox, Vice President for Administrative Services  
Mrs. JoAnne Robinson, Executive Assistant, President's Office

Welcome

- I. The meeting convened at 4:00 p.m.
- II. Chair Alan Hall welcomed those present and roll call was taken. The following Trustees were present either in person or by telephone:
  - James C. Beardall - by phone
  - W. Bryan Bowles - by phone
  - Kyle Braithwaite - in person
  - Camille T. Cain - by phone
  - Alan E. Hall - by phone
  - Scott Parson - by phone
  - Kevin Sullivan - by phone

Proposed Purchase  
of Brown Property

- III. Chair Alan Hall asked the Trustees to look at the proposal and asked if there were any comments. Trustee Jim Beardall asked if the property east of the Brown property is vacant or if there is a house on it. VP Tarbox reported that Weber State University owns the Belka property just east of the Brown property and there is a house on the property.

Trustee Kyle Braithwaite asked how the university became aware the property was available and what the plans were for the property. VP Tarbox stated that the university regularly is approached by residents interested in selling and many of these properties are never listed for sale. He reported that these houses will be used as annexes. WSU has many annexes that house varied programs, including ROTC and Wilderness Recreation. The Belka property will likely be used as a visiting faculty residence. The Space Allocation Committee will determine the best use for the Brown property.

Chair Alan Hall stated that it looks like a good purchase, based on the price. Trustee Camille Cain asked if the university was purchasing the property at the appraised value. VP Tarbox advised the Trustees that the university can not offer more than the appraised value. Camille Cain asked what was the timing of the offer and the home owners acceptance. VP Tarbox said they had been in discussions for three to four months. It took the homeowner a while to accept the realities of the current housing market. He approached us in mid-December with his willingness to receive an offer. The appraisal was ordered and we made an offer before Christmas in hopes of closing before January 31.

Trustee Bryan Bowles remarked that the university was smart to do this planning in purchasing properties when available. Davis County is doing the same type of thing with farm property.

On a motion by Bryan Bowles and seconded by Scott Parson, the purchase of the Brown property by Weber State University was approved unanimously.

(Sublease with  
Indulgent Foods)

- IV. VP Tarbox reported that the Utah Center for Aeronautical Innovation and Design (UCAID) is looking for space to relocate operations that exist in 2-3 locations in Ogden. The purpose of UCAID is to support the aerospace cluster in northern Utah and help growth efforts. WSU provides testing, R&D services, etc., and are engaged in some contracts related to manufacturing. The need at this time is for a small amount of office and warehouse space. Weber State University's real estate personnel identified an appropriate opportunity in Farmington. The property is to the east of I-15 just south of Lagoon in a building owned by Stephens Gourmet Chocolate. We would sublease a portion of that property. There is also an opportunity to cancel the lease in three years.

Weber State University will be responsible for maintenance and taxes. Upon execution of the lease, \$30,000 of improvements will be made.

On a motion by Scott Parson and seconded by Kevin Sullivan, the proposed lease was approved unanimously.

Adjourn

V. President Millner thanked the Trustees for being available for the conference call. The meeting was adjourned at 4:14 p.m.

Minutes submitted by:

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JoAnne Robinson, Secretary  
WSU Board of Trustees

Administrative Approval:

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F. Ann Millner, President  
Weber State University