

UNIVERSITY OF UTAH
BOARD OF TRUSTEES MEETING
AUGUST 5, 2025

TRUSTEES PRESENT

Curt Doman (zoom)	Alex Rose
Katie Eccles (Chair)	Bassam Salem
Maria Garciaz	Randy Shumway
Christian Gardner	Jamie Sorenson
David Parkin (Vice-Chair)	
J. Steve Price	

UNIVERSITY REPRESENTATIVES PRESENT

Troy D'Ambrosio	Chief of Staff and Vice President, Innovation, President's Office
David Bridges	Director, Real Estate Finance
John Creer	Chief Real Estate Officer
Jason Cryan	Director, Natural History Museum
Russ Dillworth	Director, Real Estate Development
Chris Eisenberg	Deputy Director, Natural History Museum of Utah
Bryant Gordon	President-elect, Staff Council
Sean Grube	Associate Vice President, Housing and Residential Education
Mark Harlan	Athletic Director
Gina Hawley	Chief Operating Officer, University of Utah Hospitals and Clinics
Jeff Herring	Chief Human Resources Officer
Ischa Jensen	Associate Executive Director, System Planning, University of Utah Hospitals and Clinics
Heather King	Associate Director, PR and Communications
Paul Kohn	Sr. Vice Provost for Strategic Enrollment and Student Success
Jeff Labrum	Chief Operating Officer
Dan Lundergan	CEO, University of Utah Hospitals and Clinics
Laura Marks	Special Assistant to the Executive Vice President for Academic Affairs
Lori McDonald	Vice President, Student Affairs
Allie Menzdorf	President-elect, Staff Council
Mitzi Montoya	Executive Vice President, Academic Affairs
Don Milligan	Executive Director, Huntsman Cancer Hospital
Chris Nelson	Chief University Relations Officer & Secretary to the University
Rob Patton	Executive Communications Manager, PR and Communications
Jason Perry	Vice President, Government Relations
Richard Preiss	President, Academic Senate
Clint Reed	Associate Executive Director of Finance, University of Utah Hospitals and Clinics
Jenn Reed	Associate Vice President, Auxiliary Services
Laura Snow	Special Assistant to the Executive Vice President for Health Sciences
Andrea Thomas	Chief Experience Officer
Reese Vedder	Associate Director, Naming Recognition & Compliance, U Advancement
Phyllis Vetter	General Counsel
Tony Wagner	Chief Financial Officer
Danny Wall	Administrative Director, Real Estate

Rebecca Walsh	Director, PR/Communications
Jennifer Wilcox	Sr. Director of Administration, Real Estate
Marie Wintriss	President, University of Utah Staff Council
Heidi Woodbury	Vice President, Institutional Advancement

OTHERS

Tiffanie Price	Community Member
Courtney Tanner	Reporter, Salt Lake Tribune

CALL TO ORDER

Information: 1.01 – Welcome and Call to Order

The meeting of the Board of Trustees was called to order at 8:03 a.m. in the Cleone Peterson Eccles Alumni House, Sorenson Legacy Foundation Boardroom. Chair Eccles welcomed Trustees and others in attendance. She excused President Randall and Executive Vice President for Health Sciences Bob Cater, who were unable to attend.

GENERAL CONSENT

Action (Consent): 2.01 – Minutes of the June 10 Meetings of the Board of Trustees

Action (Consent): 2.02 – Faculty and Staff Matters (Appendix I)

Action (Consent): 2.03 – Sponsored Projects Report (Appendix II)

Action (Consent): 2.04 – University Leases (Appendix III)

Action (Consent): 2.05 – Report of Investments Portfolio – for the Months of April and May (Appendix IV)

Action (Consent): 2.06 – ASUU Redbook Changes (Appendix V)

Action (Consent): 2.07 – Naming – Henry Eyring Classroom in the Applied Science Project (Appendix VI)

Action (Consent): 2.08 – Naming – Facilities in the Spencer Fox Eccles School of Medicine (Appendix VII)

Action (Consent): 2.09 – Naming – Just Ingredients Nutrition Center in the Kem and Carolyn Gardner Mental Health Crisis Care Center (Appendix VIII)

Action (Consent): 2.10 – Academic Program Discontinuations in Response to HB 265: Higher Education Strategic Reinvestment (Appendix IX)

Action (Consent): 2.11 – Capital Facilities Projects for Consent (Appendix X)

Action (Consent): 2.12 – Deposition of Real Property – 10608 South Grandville Avenue, South Jordan, Utah (Appendix XI)

Action (Consent): 2.13 – Disposition of Donated or Gifted Property – 29373 Hwy 184, Dolres, CO 81323 (Appendix XII)

Action (Consent): 2.14 – Transition of Real Estate Administration to University Utah Growth Capital Partners Foundation (UUGCPF or DSO) (Appendix XIII)

Motion to approve the Consent Calendar by Jamie Sorenson second by Maria Garcias. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garciaz, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Jamie Sorenson

Background materials are included in the Appendices (as noted above) and are on file in the office of the Secretary to the University.

ACTION AGENDA

Action: 3.01 – Naming – Facilities in the Spencer Fox Eccles School of Medicine

Heidi Woodbury, VP Institutional Advancement presented item 3.01.

The Kahlert Foundation Café and Commons: In recognition of a \$2,000,000 gift from The Kahlert Foundation, the University of Utah would like to name the cafe/common space in the Spencer Fox Eccles School of Medicine the "The Kahlert Foundation Café and Commons." A fully executed gift agreement is in place, and the contribution is paid in full.

Ruth Eleanor Bamberger and John Ernest Bamberger Memorial Foundation Continuing Medical Education Suite: In recognition of a \$1,000,000 gift from the Ruth Eleanor Bamberger and John Ernest Bamberger Memorial Foundation, the University of Utah would like to name the continuing medical education suite in the Spencer Fox Eccles School of Medicine the "Ruth Eleanor Bamberger and John Ernest Bamberger Memorial Foundation Continuing Medical Education Suite." A fully executed gift agreement is in place and the gift will be paid in full by June 30, 2028.

George E. Cartwright, MD, Classroom: In recognition of a \$500,000 gift from Tim D. Dee III and Candace Cartwright Dee, the University of Utah would like to name a classroom in the Spencer Fox Eccles School of Medicine the "George E. Cartwright, MD, Classroom." A fully executed gift agreement is in place, and the gift will be paid in full by December 31, 2026.

Motion to approve item 3.01 by Bassam Salem, second by J. Steve Price Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garciaz, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Action: 3.02 – Capital Facilities Projects – HCI Proton Vault #2

Gina Hawley, Chief Operating Officer, University of Utah Hospitals and Clinics, and Don Milligan, Executive Director, Huntsman Cancer Hospital, presented item 3.02.

Huntsman Cancer Hospital currently has one Proton Therapy Vault; this vault has reached capacity and a second vault is proposed.

During design and construction of the first Proton Therapy Vault, the second vault was planned for. Excavation of the second vault's footprint was performed and permanent shoring was installed in anticipation of a future vault.

In addition to the treatment vault, this project will provide a four-bed recovery area, enough to support both vaults.

Project Budget

- Construction: \$13,642,571
- Fees/other Soft Costs: \$ 2,989,471
- Furnishings & Equipment: \$ 177,070
- Major Equipment: \$ 26,343,130
- **Total Project Cost:** \$ 43,152,242

Additional clarifying questions were raised and addressed prior to the motion to approve the programming and planning efforts for this project.

A copy of the presentation is included as Appendix XIV with the official minutes of this meeting and is on file in the office of the Secretary to the University.

Motion to approve item 3.02 by J. Steve Price, second by David Parkin. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Action: 3.03 – Capital Facilities Projects – NHMU Optimization Phase 3

Provost Montoya and Jason Cryan, Director of the Natural History Museum of Utah presented item 3.03.

The Natural History Museum of Utah is dedicated to the education and preservation of environmental history. A fully donor-funded, 5-phased project is underway to help the museum accomplish this objective in an energy efficient way by reducing the amount of energy needed to operate the museum, lowering the resources used and cost of utilities.

Funding is being donated by the Alternative Visions Fund at The Chicago Community Trust, which is an anonymous private donor that funds sustainable projects focusing on reducing the environmental impacts of buildings.

The expectation of the donor is that through this project the Natural History Museum of Utah will be able to achieve carbon neutrality; meaning all building energy costs come from carbon free sources. This will be achieved by first lowering the energy use of the museum. Then by expanding the energy created on site by the updating of solar panels and expansion of solar panels. Then finally constructing an off-site solar panel farm that will off-set the remaining energy needs. The donor has funded the previous phases of this 5-phase project and has expressed a desire to fund the entirety of all the future phases.

Two phases pre-date this phase of the project. The first phase sealed the envelope of the collection rooms. These rooms are tightly controlled temperature and humidity-wise, to preserve the artifacts that are contained within the facility. The sealing of the rooms reduced the amount of heating, cooling and humidity control for the air handler serving these rooms by 30%. Phase 1 cost: \$700,000.

The second phase is currently under construction and converts all lighting within the museum to LED lights. Construction is currently 45% complete, with an anticipated substantial completion date of 12/12/2025. Phase 2 cost: \$1.9M

This request is for phase 3 of the project and will replace the current chillers with heat recovery chillers that will supply the cooling and heating needs of the museum. A geothermal field consisting of 100 wells, each 600 feet deep, will also be constructed to offset and lower the energy use of the chillers. Phase 3 anticipated cost: \$13.1M. Anticipated completion late 2026.

Phase 4-Replacement of current solar panels on the building updated to more efficient models, with the addition of solar panels and awnings to the parking lot. Anticipated to cost \$4M. Schedule TBD but as soon as possible after geothermal field is completed.

Phase 5-The final phase will be to create an off-site solar panel farm to offset the remaining energy needs of the museum. Site is to be determined. Anticipated to cost \$4M. No anticipated start date at this time.

Additional clarifying questions were raised and addressed prior to the motion to approve the programming and planning efforts for this project.

A copy of the presentation is included as Appendix XV with the official minutes of this meeting and is on file in the office of the Secretary to the University.

Motion to approve item 3.03 by Christian Gardner, second by J. Steve Price. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Action: 3.04 – Sale Real Property – Downtown Commons I and Commons II

Danny Wall, Administrative Director, Real Estate, and Sean Grube, Associate Vice President, Housing and Residential Education, presented item 3.04.

The University acquired both Downtown Commons I (DTC I) and Downtown Commons II (DTC II) during fiscal year 2009–2010. Operational Excellence has identified these assets as underperforming, largely due to their relatively small size, which makes off-campus student housing operations financially ineffective. The properties were vacated by students in May 2025.

The following is a summary of property:

- Downtown Commons I (DTC I)
 - Address: 349 East 1st Avenue
 - Units: 11 (5 two-bedroom units, 6 three-bedroom units)
 - Size: 15,123 SF
 - Lot: 0.67 Acres

- Year Built: 1970
- Appraisal Value: \$1,500,000
- Listing Price: \$1,540,000
- Downtown Commons II (DTC II)
 - Address: 43 South 400 East
 - Units: 17 (16 two-bedroom units, 1 common area convertible to a two-bedroom unit)
 - Size: 23,176 SF
 - Lot: 0.58 Acres
 - Year Built: 1980
 - Appraisal Value: \$2,100,000
 - Listing Price: \$2,459,000

The properties are currently listed for sale with Cushman & Wakefield. Multiple offers have been received at or above asking price.

Additional clarifying questions were raised and addressed prior to the motion to approve the programming and planning efforts for this project.

A copy of the presentation is included as Appendix XVI with the official minutes of this meeting and is on file in the office of the Secretary to the University.

Motion to approve item 3.04 by David Parkin, second by Christian Gardner. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Action: 3.05 – Lease Extension – School of Medicine, Department of Pediatrics

Danny Wall, Administrative Director, Real Estate, presented item 3.05.

The University of Utah’s School of Medicine, Department of Pediatrics currently leases 38,318 rentable square feet at 81 North Mario Capecchi Drive (“Eccles Building”) and 100 North Mario Capecchi Drive (“Main Building”), Salt Lake City, Utah. The Department has leased these premises since September 9, 2014, operating on annual lease renewals in recent years. Given the Department’s long-term occupancy needs and no foreseeable plans to relocate, the Department, in consultation with Real Estate Administration, recommends entering into a long-term lease extension to realize reduced rental rates and long-term cost savings.

The Department has declined the landlord’s offer of tenant improvement (TI) allowance, as the premises remain in excellent condition, opting instead for lower base rent without TI concessions. This approach will result in total projected savings of \$2,016,501 over the next ten (10) years.

Summary of Lease Amendment Terms:

- Premises Location:
 - Eccles Building: 81 North Mario Capecchi Drive (~33,749 RSF)

- Main Building: 100 North Mario Capecchi Drive (~4,569 RSF)
- Total Premises: 38,318 rentable square feet (RSF)
- Use: Office – School of Medicine, Department of Pediatrics
- Lease Term: Ten (10) years, commencing October 1, 2025
- Rental Rates (Year 1):
 - Eccles Building: \$32.25/RSF (annual rent: \$1,088,405.25; monthly: \$90,700.44)
 - Main Building: \$31.75/RSF (annual rent: \$145,065.75; monthly: \$12,088.81)
 - Total Starting Annual Rent: \$1,233,471.00 (\$102,789.25/month)
 - Annual Escalation: 2.5%

Financial Summary:

- Total 10-Year Lease Commitment: \$13,819,046
- Total Savings Compared to Annual Renewals: \$2,016,501
- Tenant Improvements (TI): None

This lease extension secures stable occupancy at favorable market rates while providing significant cost savings. Real Estate Administration, the Department of Pediatrics, and Health Sciences leadership have reviewed and support this lease extension. A Market Analysis confirms that the proposed rental rates are within Fair Market Rent (FMR).

Additional clarifying questions were raised and addressed prior to the motion to approve the programming and planning efforts for this project.

Motion to approve item 3.05 by Maria Garcia second by Christian Gardner. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Action: 3.06 – AirMed Salt Lake Hanger

Danny Wall, Administrative Director, Real Estate, and Clint Reed, Associate Executive Director of Finance, University of Utah Hospitals and Clinics, presented item 3.06.

AirMed is the air ambulance service of U-Health. AirMed operates out of multiple locations across northern Utah and southwest Wyoming. The lease on the current main hangar at Salt Lake International Airport is expiring, and AirMed must vacate. AirMed also needs space expansion and updated facilities to be a more effective service provider and to stay competitive. U-Health has chosen to enter into a lease with the DSO to develop a new, modern hangar. The DSO will acquire the site via ground lease from The Salt Lake City Department of Airports (SLCDA). The location of the site is dictated by the SLCDA.

The facility will consist of a 13,000-sf hangar and 7,000-sf of office space, training rooms, maintenance space, a break room, a locker room, and a flight center. The facility requires full capabilities to maintain the entire fleet of aircraft across all locations.

The following is a summary of the lease terms:

- Lessor = DSO, Lessee = U-Health
- 20,000 rentable square feet
- 20-year initial term with (2) 5-Year Options to Extend
- Initial rent will be between \$750,000 - \$800,000/year
- Rent escalations = 12% every 5 years
- NNN Lease
- U-Health has the option to purchase the facility from DSO beginning after 1 year of occupancy.

Additional clarifying questions were raised and addressed prior to the motion to approve the programming and planning efforts for this project.

Motion to approve item 3.06 by J. Steve Price, second by David Parkin. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

CHAIR'S REPORT

Report: 4.01 – Current Events

Chair Eccles thanked all the Trustees for their dedicated time, support and advocacy they provide for the University of Utah.

Offered condolences on behalf of the board to Trustee David Parkin and his family for the passing of his mother on July 28.

Report: 4.02 – Resolution of Appreciation for J. Steve Price

Chair Eccles recognized Trustee J. Steve Price for his service to the University. Trustee Randy Shumway read the resolution noting the accomplishments during Steve's tenure. Several commented on what a privilege it has been to work with Steve the past few years and commended him on his leadership.

A copy of the resolution is included as Appendix XVII with the official minutes of this meeting and is on file in the office of the Secretary to the University.

Report: 4.03 – Resolution of Appreciation for Christian Gardner

Chair Eccles recognized Trustee Christian Gardner for his service to the University. Trustee David Parkin read the resolution noting the accomplishments during Christian's tenure. Several commented on what a privilege it has been to work with Steve the past few years and commended him on his leadership.

A copy of the resolution is included as Appendix XVIII with the official minutes of this meeting and is on file in the office of the Secretary to the University.

PRESIDENT'S REPORT

Report: 5.01 – Honors and Awards, Distinguished Visitors, Current Research, and Items of Interest

Provost Montoya referred Trustees to the written report which was included in the meeting materials.

Report: 5.02 – Current Events

Provost Montoya noted the following:

- We are in “back to school” mode – students move into the residence halls August 12 - 14, New Student Welcome event on Sat. August 16th and fall semester classes begin on the 18th. Excited to begin a new year!
- Lori McDonald, Vice President for Student Affairs, and Sean Grube, Associate Vice President, Housing and Residential Education, provided an update to the board on student move-in activities.

A copy of the report is included as Appendix XIX with the official minutes of this meeting and is on file in the office of the Secretary to the University.

SENIOR VICE PRESIDENTS REPORTS

Report: 6.01 – Academic Affairs Report

Provost Montoya noted the following:

STUDENT SUCCESS:

U BEGINS PROJECT TO ADDRESS HIDDEN COSTS OF A STACKED SCHEDULE

- Over the last year, the SVPAA’s Office has analyzed when courses are offered across campus and found that too many are concentrated midday on Tuesdays and Thursdays.
- That creates scheduling bottlenecks, limits flexibility for students with outside responsibilities and delays graduation. It also strains classroom, services and parking capacity during peak hours.
- This summer, the office is introducing new scheduling guidelines and interactive dashboards designed to help make coordinated progress in this area.
- Starting in spring 2026, the guidelines ask departments to distribute courses more evenly across the day and week.
- Importantly, how departments choose to implement these changes is up to them. Chairs retain responsibility for scheduling and are best positioned to make decisions that fit their unit’s needs.
- More information about the guidelines and tools is available in a blog post on the Mission-Aligned Planning website.

EXPLORING WHY NOT ALL PROGRAMS COST THE SAME

- When we talk about college costs, we often think about tuition—but the actual cost of delivering a course varies widely across disciplines.
- A new explainer breaks down why some programs are more expensive to offer than others and how universities manage those differences while maintaining academic quality.
- It also introduces how Mission-Aligned Planning (MAP) is helping the U make thoughtful, data-informed decisions about academic investments.
- Read the full post on the MAP site.

Report: 6.02 – Health Sciences Report

Chair Katie Eccles referred Trustees to EVPHS Bob Carter’s written report provided in their packets.

ASUU UPDATE

Report: 7.01 – ASUU Report

Trustee Alex Rose shared an update on ASUU’s current plans and activities.

A copy of the report is included as Appendix XX with the official minutes of this meeting and is on file in the office of the Secretary to the University.

ACADEMIC SENATE

Report: 8.01 – Academic Senate Report

Dr. Richard Preiss, president of the Academic Senate, referred Trustees to the Senate’s written report.

A copy of the report is included as Appendix XXI with the official minutes of this meeting and is on file in the office of the Secretary to the University.

STAFF COUNCIL

Report: 9.01 – Staff Council Report

Bryant Gordon, President, Staff Council, referred Trustees to the Staff Council’s written report.

A copy of the report is included as Appendix XXII with the official minutes of this meeting and is on file in the office of the Secretary to the University.

ALUMNI REPORT

Report: 10.01 – Alumni Relations Report

Trustee Jamie Sorenson referred Trustees to the Alumni written report and shared an update of the Office of Alumni Relations.

A copy of the report is included as Appendix XXIII with the official minutes of this meeting and is on file in the office of the Secretary to the University.

INFORMATION AGENDA

Information: 11.01 – UUHC Financial Pulse

Information: 11.02 – Naming – Chris and Summer Gibson Endowed Chair

Information: 11.03 – Notice of Real Property Lease & Purchase Transaction –
Myriad Buildings I, II, III, and V

Information: 11.04 – International MOU Approval Process

A copy of the report is included as Appendix XXIV – XXVII with the official minutes of this meeting on file in the office of the Secretary to the University.

ADJOURN

Resolution: Chair Eccles recommended a motion to adjourn the open meeting of the Board of Trustees.

At 9:45 a.m., the meeting was adjourned.

The next scheduled meeting will be held on September 9, 2025.

Motion to approve by Christian Gardner, second by J. Steve Parkin. Final Resolution: Motion Approved. Aye: Curt Doman, Katie Eccles, Maria Garcia, Christian Gardner, David Parkin, J. Steve Price, Alex Rose, Bassam Salem, Randy Shumway, Jamie Sorenson

Signed by: Christopher Nelson

Date approved: 9 September 2025