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April 14, 2023

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

Subject: Black Desert Resort Lease Agreement

Dear Commissioner Woolstenhulme:

Purpose

Utah Tech University (UT) is requesting Utah Board of Higher Education approval to lease a golf practice facility located at the Black Desert Resort Golf Course in Ivins, Utah, to support the UT men's and women's golf teams.

Background

The Utah Tech Athletics Golf Program has been in discussions with Black Desert Resort owners about the possibility of Black Desert Resort becoming the new home of the Trailblazer Athletics Golf Program. This location will be an outdoor short game practice facility. Thus far, Coach Brad Sutterfield has raised \$500,000 for the purpose of securing the use of an outdoor practice facility at Black Desert.

Lease Details

The Lessor, Black Desert Resort, will construct the outdoor practice facility. Utah Athletics will lease the outdoor practice facility under the terms detailed below:

Practice Facility Ground Lease

- 20-year initial lease term with additional 5-year term auto renewals
- UT may terminate the agreement on or before a date 60 days prior to expiration of each term
- \$500,000 up-front payment (Donated Funds) for 20-year lease of facility
- \$1 per year thereafter after initial 20-year term
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Practice Facility Maintenance

- \$35,000 per year payable monthly (\$2,917) for first 10 years
- 3% annual price escalation each year after 10th year
- Black Desert (Lessor) to maintain outdoor golf facility, grounds, sidewalks, landscape, and parking lots

Summary

This new home of the Trailblazer Athletics Golf Program will improve the recruiting of student athletes, provide a state-of-the-art practice facility, and elevate the image of the UT Athletics Golf Program.

Sincerely,



Paul C. Morris

cc: Richard Williams, Sherry Ruesch

Attachment 1: Black Desert Resort Lease Agreement

Attachment 2: Outdoor Golf Facility Site Plan