



The following Motions and Documents were considered by the Board Finance and Property Committee during the Open Session of its September 28, 2021 meeting:

Agenda Title: **Disposition of Land, County of Newell**

APPROVED MOTION: THAT the Board Finance and Property Committee recommend that the Board of Governors:

- a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition of ¼ acre within the real property legally described as:

SW 32-21-16 in the County of Newell

and

- b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.

Final Recommended Item: 4d.

Agenda Title: **2021-22 Committee Workplan**

APPROVED MOTION: THAT the Board Finance and Property Committee, acting with delegated authority of the Board of Governors, approve the Committee's 2021-22 Workplan, as set forth in Attachment 1.

Final Item: 6.

Agenda Title: **University of Alberta Properties Trust Inc. Motion Rescission and Disposition of Land**

APPROVED MOTION 1: THAT the Board Finance and Property Committee recommend that the Board of Governors rescind the following motion dated October 18, 2019:

THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:

- a) *authorize and approve, subject to the prior approval of the Lieutenant Governor in Council, under section 67 of the Post-secondary Learning Act, the sale and/or lease to University of Alberta Properties Trust Inc. of all or portions of:*

- 1. Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240*
- 2. Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240*
- 3. Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240*
- 4. Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240*
- 5. Plan 9624107, Lot 3 (7.63 acres) – Michener Park*
- 6. Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park*

and

- b) *authorize the President and the Vice President (Facilities and Operations) to negotiate and enter into sale agreements or lease agreements up to 99 years, with the University of Alberta Properties Trust Inc., subject to the terms coming back to the Board of Governors for final approval.*

APPROVED MOTION 2: THAT the Board Finance and Property Committee recommend that the Board of Governors:

- a) authorize and approve, subject to the prior approval of the Minister of Infrastructure, under section 67 of the Post-secondary Learning Act, the sale and /or lease to the University of Alberta Properties Trust Inc. of all or portions of:
- Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240
 - Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240
 - Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240
 - Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240
 - Plan 9624107, Lot 3 (7.63 acres) – Michener Park
 - Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park

and

- b) authorize the President and the Vice-President (Facilities and Operations) to negotiate and enter into sale agreements or lease agreements up to 120 years, with the University of Alberta Properties Trust Inc., subject to the terms coming back to the Board of Governors for final approval.

and

- c) make an application to the Minister of Infrastructure for the required approval.

Final Recommended Item: 11.

**Governance Executive Summary
Action Item**

Agenda Title	Disposition of Land, County of Newell
---------------------	--

Motion

<p>THAT the Board Finance and Property Committee recommend that the Board of Governors:</p> <p>a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition of ¼ acre within the real property legally described as:</p> <p style="padding-left: 40px;">SW 32-21-16 in the County of Newell</p> <p>and</p> <p>b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.</p>
--

Item

Action Requested	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations)

Details

Office of Administrative Responsibility	Office of the Vice-President (Facilities and Operations)
The Purpose of the Proposal is <i>(please be specific)</i>	To seek approval for the disposition of ¼ acre of land in the County of Newell.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>In July 2010, the University of Alberta entered into a purchase / sale and donation agreement with Edwin and Ruth Mattheis for a ranch consisting of approximately 12,000 acres. In return for a payment of \$2.6 million plus a charitable receipt of \$9.3 million, the former Mattheis ranch has become the home of University’s Rangeland Research Institute (RRI). Included in the transaction was a quarter section of land in County of Newell which is physically separated from the RRI.</p> <p>The County of Newell proposes to purchase ¼ acre of this separate quarter section for a road improvement and drainage project. Through a joint venture with the Eastern Irrigation District, the County of Newell intends to improve land drainage and road quality.</p> <p>Although disposition could occur via lease or easement, in this instance the County has requested ownership (sale) as the future use is then guaranteed, ensuring long term benefit to the road and drainage network for all ratepayers. Because a lease or easement can be terminated if a landowner were to see little value in continuing, the County wants to avoid any risk of having to find alternative more costly solutions.</p> <p>The request is for a strip of land 5 metres wide by approximately 200 metres long (as shown on attached survey sketches) starting from the southwest corner of this quarter section.</p>
Supplementary Notes and context	<This section is for use by University Governance only to outline governance process.>

Engagement and Routing (Include meeting dates)

Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity) <For information on the protocol see the Governance Resources section Student Participation Protocol >	<u><i>Those who are actively participating:</i></u> <ul style="list-style-type: none"> • Vice-President (Facilities and Operations) • Director, Real Estate Services
	<u><i>Those who have been consulted:</i></u> <ul style="list-style-type: none"> • Dean, Faculty of Agriculture, Life, and Environmental Sciences
	<u><i>Those who have been informed:</i></u> <ul style="list-style-type: none"> •
Approval Route (Governance) (including meeting dates)	<ul style="list-style-type: none"> • Board Finance and Property Committee – September 28, 2021 • Board of Governors – October 15, 2021

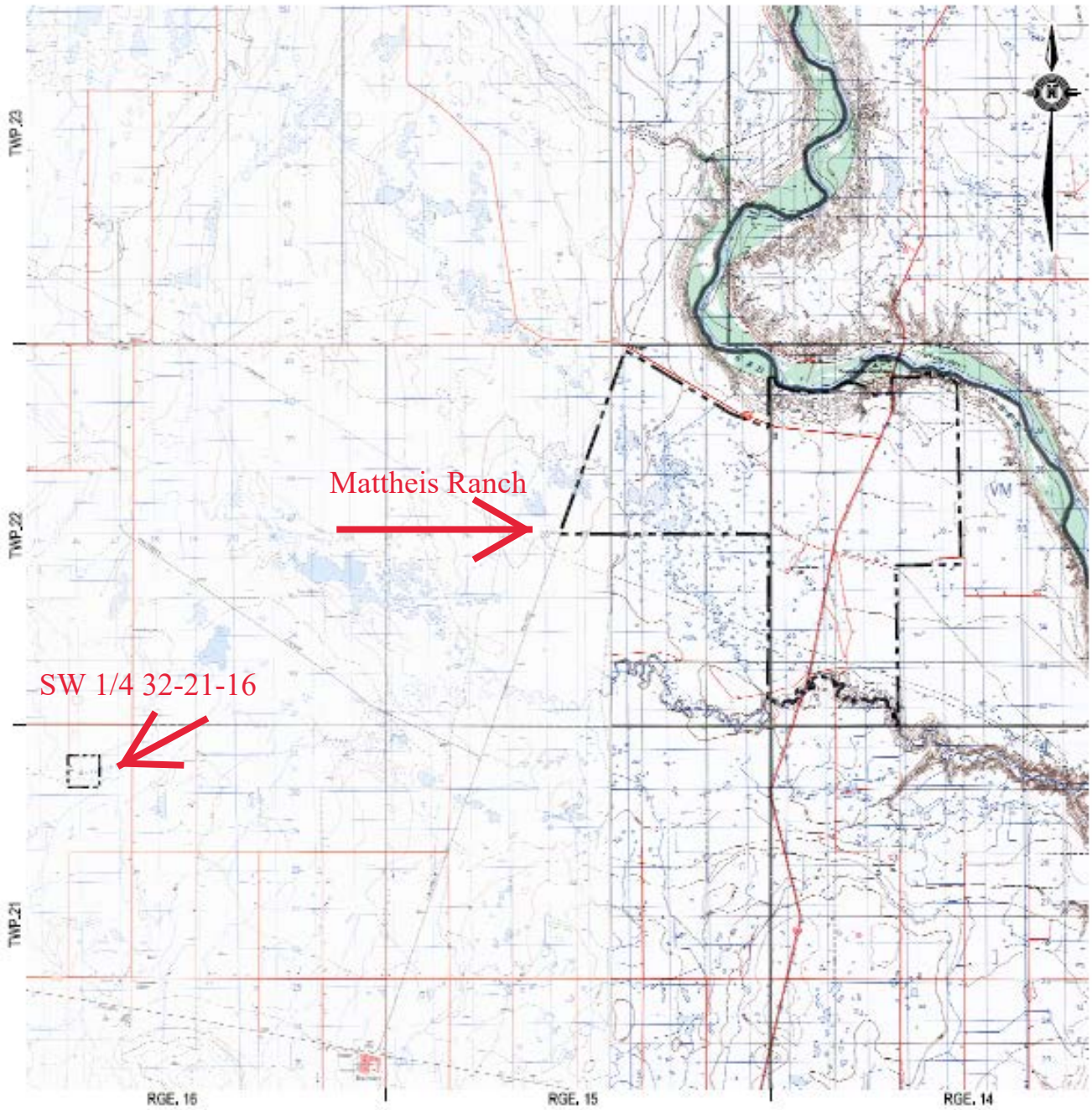
Strategic Alignment

Alignment with <i>For the Public Good</i>	<i>Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i> 23. OBJECTIVE: <i>Ensure that the University of Alberta’s campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.</i> <i>i. Strategy: Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</i>	
Alignment with Core Risk Area	Please note below the specific institutional risk(s) this proposal is addressing.	
	<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-secondary Learning Act, Section 67(1.1)(a) • Board Finance and Property Committee – Terms of Reference 	

Attachments:

1. Site Plan (1 page)
2. Briefing Note (1 page)
3. Board Resolution (1 page)

Prepared by: Gordon Weighell
 Chief of Staff, Office of the Vice-President (Facilities and Operations)
 gordon.weighell@ualberta.ca



Brooks, Alberta

30 KM



Disposition of Land, County of Newell
Real Estate Services
Facilities and Operations**Background**

In July 2010, the University of Alberta entered into a purchase / sale and donation agreement with Edwin and Ruth Mattheis for a ranch consisting of approximately 12,000 acres. In return for a payment of \$2.6 million plus a charitable receipt of \$9.3 million, the former Mattheis ranch has become the home of University's Rangeland Research Institute (RRI). Included in the transaction was a quarter section of land in the County of Newell which is physically separated from the RRI.

Issue

The County of Newell proposes to purchase $\frac{1}{4}$ acre of this separate quarter section for a road improvement and drainage project. Through a joint venture with the Eastern Irrigation District, the County of Newell intends to improve land drainage and road quality.

Although disposition could occur via lease or easement, in this instance the County has requested ownership (sale) as the future use is then guaranteed, ensuring long term benefit to the road and drainage network for all ratepayers. Because a lease or easement can be terminated if a landowner were to see little value in continuing, the County wants to avoid any risk of having to find alternative more costly solutions.

The request is for a strip of land 5 metres wide by approximately 200 metres long (as shown on attached survey sketches) starting from the southwest corner of this quarter section.

Recommendation

The Board of Governors approve the disposition by sale of $\frac{1}{4}$ acre of land to the County of Newell and, commensurately, seek further approval from the Minister of Infrastructure.

Prepared by: Gordon Weighell
Chief of Staff, Office of the Vice-President (Facilities and Operations)
gordon.weighell@ualberta.ca

RESOLUTION OF The Governors of The University of Alberta

(“Board of Governors”)

IT IS HEREBY RESOLVED:

THAT, subject to the prior approval of the Minister of Infrastructure, under section 67 of the Post-secondary Learning Act, the Board of Governors authorizes and approves the sale of $\frac{1}{4}$ acre of land in the County of Newell legally described as SW $\frac{1}{4}$ 32-21-16.

In addition, the Board of Governors authorizes the President and the Vice-President (Facilities and Operations) to negotiate and enter into a sale agreement.

I hereby certify that this resolution has full force and effect on the 15th day of October 2021.

Chair, The Governors of The University of Alberta

Governance Executive Summary
Action Item

Agenda Title	2021-22 Committee Workplan
---------------------	-----------------------------------

Motion

THAT the Board Finance and Property Committee, acting with delegated authority of the Board of Governors, approve the Committee's 2021-22 Workplan, as set forth in Attachment 1.

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Charlene Butler, Chair, Board Finance and Property Committee
Presenter(s)	Charlene Butler, Chair, Board Finance and Property Committee

Details

Office of Administrative Responsibility	University Governance
The Purpose of the Proposal is <i>(please be specific)</i>	To review and approve the 2021-2022 committee workplan.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>Annual Board committee workplans are developed from each committee's Terms of Reference to guide the committee's work for the year, with changes made each year to respond to feedback from the committee, administration, and committee leadership. Over the course of the year, University Governance will work with administration to organize agenda material for 2021-22 Finance and Property Committee (BFPC) meetings, per the attached Workplan, with additional items coming forward as required.</p> <p>Recommended changes for the 2021-22 committee workplan have been highlighted using tracked changes on Attachment 1 – changes include:</p> <ul style="list-style-type: none"> • updated areas of strategic focus / education topics; • the addition of the Annual Report on Student Financial Support, Metrics Associated with Academic Restructuring, the College Strategic Plans, and the Capital Maintenance and Renewal; and • the addition of the triennial committee mandate review process. <p>Question for discussion:</p> <ul style="list-style-type: none"> • Should anything be added or removed from the workplan?
Supplementary Notes and context	

Engagement and Routing (Include meeting dates)

Consultation and Stakeholder Participation <i>(parties who have seen the proposal and in what capacity)</i>	<p><u><i>Those who are actively participating:</i></u></p> <ul style="list-style-type: none"> • Charlene Butler, BFPC Chair • Rakesh Saraf, BFPC Vice-Chair • Erin Plume, Assistant Board Secretary • Juli Zinken, Board Secretary
---	--

Item No. 6

<For information on the protocol see the Governance Resources section Student Participation Protocol >	<u><i>Those who have been consulted:</i></u> <ul style="list-style-type: none"> • Steven Dew, Provost and Vice-President (Academic) • Todd Gilchrist, Vice-President (University Services and Finance) • Andrew Sharman, Vice-President (Facilities and Operations) • Board Finance and Property Committee Members
Approval Route (Governance) (including meeting dates)	BFPC, September 28, 2021 (approval) Board of Governors, October 15, 2021 (information)

Strategic Alignment

Alignment with <i>For the Public Good</i>	<i>Institutional Strategic Plan – For the Public Good:</i> <i>SUSTAIN: Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i> <i>21. Encourage continuous improvement in administrative, governance, planning and stewardship systems, procedures, and policies that enable students, faculty, staff, and the institution as a whole to achieve shared strategic goals.</i> <i>v. Develop a set of equitable, meaningful, and relevant measures to monitor our progress toward strategic goals and develop the tools required to report on them.</i>			
Alignment with Core Risk Area	Please note below the specific institutional risk(s) this proposal is addressing. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border: none;"> <input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input checked="" type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure </td> <td style="width: 50%; border: none;"> <input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success </td> </tr> </table>		<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input checked="" type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input checked="" type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success			
Legislative Compliance and jurisdiction	1. Post Secondary Learning Act (PSLA) 2. Board Finance and Property Committee Terms of Reference			

Attachments:

1. Board Finance and Property Committee 2021-22 Workplan

Prepared by: Erin Plume, Assistant Board Secretary, erin.plume@ualberta.ca

Note: this workplan comprises primarily annual discussion / action items as well as strategic discussion topics. One-off items that may arise over the course of the year are not included on this workplan but will be added to agendas at the request of administration and with the permission of the Chair.

Mandate and Role of the Committee – The Board Finance and Property Committee assists the Board of Governors in fulfilling its governance responsibilities by providing strategic oversight, insight and foresight with respect to all significant financial and property matters of the University.

Without limiting the generality of the foregoing, the Committee:

Mandate / Key Activities	Sept 28/21	Nov 23/21	March 10/22	Apr 26/22	May 31/22	Responsibility	Session
Financial							
<i>a) reviews and monitors quarterly financial statements with respect to operating and capital funds.</i>							
University of Alberta for Tomorrow Financial Dashboard	x	x	x		x	VP US&F / Provost	Closed
<i>b) reviews and approves capitalization of funds to endowments.</i>	As required (for approval)					VP US&F	Open
<i>c) reviews and recommends approval of the annual consolidated and capital budgets.</i>							
University Budget and Capital Plan (for recommendation)			x			VP US&F / Provost / VP F&O	Open
Investment Management Agreement (for recommendation)			x	x		Provost / VP US&F	Open
Budget Briefing (see also under d)	x	x		x	x	VP US&F / Provost	Closed
<i>d) reviews and approves authorized signing officers in respect of all banking and safekeeping;</i>	As required (for approval)					VP US&F	Open
<i>e) monitors trends and key budget drivers affecting the University and identifies the strategic implications of those trends for the University's future needs.</i>							
Annual Review of Key Budget Drivers	x					VP US&F / University Governance	Open
Annual Report on Student Financial Support		x				Provost	Open
Metrics Associated with Academic Restructuring (UAT/College Metrics) <ul style="list-style-type: none"> • Financial • Quality of Shared Services 	x	x	x		x	VP US&F / Provost	Open
College Strategic Plans		x				Provost	Open



Mandate / Key Activities	Sept 28/21	Nov 23/21	March 10/22	Apr 26/22	May 31/22	Responsibility	Session
<i>f) with input from the Board Reputation and Public Affairs Committee, reviews the annual report on donations and gifts, monitors fundraising performance, and considers implications, within the Board Finance and Property Committee mandate, for the mission and sustainability of the University.</i>							
Review Annual Fundraising Reports					x	VP ER	Closed
Campaign Update					x	VP ER	Closed
<i>g) reviews, approves, and recommends approval of internal loans, as determined by the university's Internal Loan Policy.</i>							
Internal Loans (for recommendation)	As required					VP US&F	Closed
Tuition and Fees							
<i>h) approves increases to domestic student tuition fees equal to or less than the Consumer Price Index, as defined under the Alberta Post-Secondary Learning Act and its associated Regulations.</i>							
Domestic Tuition (for approval)			x			Provost / VP US&F	Open
Tuition Briefing / Assumptions / Scenarios (for discussion) (see also under k)	November and as required					VP US&F / Provost	Closed
<i>i) reviews and recommends new mandatory non-instructional fees, and approves increases to existing mandatory non-instructional fees equal to or less than the agreed-upon weighted annual inflation with both a ceiling of 5.0% and a floor of 0%.</i>							
New Mandatory Non-Instructional Fees (for recommendation)			x (if required)			Provost / VP US&F	Open
Existing Mandatory Non-Instructional Fees (for approval)			x			Provost / VP US&F	Open
Mandatory Non-Instructional Fees (MNIF) Report (for information)		x				Provost / VP US&F	Open
<i>j) approves new mandatory student instructional support fees, and changes to or deletions of existing mandatory student instructional support fees.</i>							
Mandatory Student Instructional Support Fees (for approval)			x			Provost / VP US&F	Open
<i>k) reviews and recommends approval of international student tuition fees.</i>							
Tuition Briefing / Assumptions / Scenarios (for discussion) (see also under h)	November and as required					Provost / VP US&F	Closed
International Tuition (for recommendation)			x 22-23 cont.		x 23-24 new	VP US&F / Provost	Open



Mandate / Key Activities	Sept 28/21	Nov 23/21	March 10/22	Apr 26/22	May 31/22	Responsibility	Session
<i>l) approves the collection of fees on behalf of University of Alberta Students' Union and Graduate Students' Association.</i>							
GSA/SU Fees (for approval)				x		GSA/SU Presidents	Open
<i>m) reviews and approves residence rental rate increases equal to or less than 5.0%.</i>							
Ancillary Fee Briefing / Assumptions / Scenarios (for discussion) (see also under m)	November and as required					VP F&O	Closed
Student Residence Fees(for approval)			x			VP F&O	Open
<i>n) reviews and approves meal plan rate increases equal to or less than the most recently reported Alberta Consumer Price Index plus 1.0%.</i>							
Ancillary Fee Briefing / Assumptions / Scenarios (for discussion) (see also under l)	November and as required					VP F&O	Closed
Residence Meal Rates (for approval)			x			VP F&O	Open
<i>o) reviews and recommends approval of parking rates.</i>							
Parking Fees (for information, as per Board-delegated motion on December 9, 2011)			x			VP F&O	Open
Facilities, Property and Capital Expenditures							
<i>p) reviews, approves, and recommends approval of capital expenditures, as determined by the University's Capital Expenditure Authorization Request (CEAR) Policy.</i>							
Review of capital expenditure authorization requests (for recommendation or approval)	As required					VP F&O	Closed
<i>q) reviews and recommends approval of the acquisition or disposition of real property, as determined by the University's Real Property Acquisition and Disposition Procedures and as guided by the Capital Expenditure Authorization Request (CEAR) Policy approval limits.</i>							
Acquisition or disposition of real property (for recommendation or approval)	As required					VP F&O	Open
<i>r) identifies and monitors trends relating to the University's property and its deferred maintenance needs, and assesses the strategic impact of such trends and changes on the University.</i>							
Community Engagement Report	As required					VP ER	Open
University of Alberta Land Inventory Update (for information)				x		VP F&O	Open
Integrated Asset Management Strategy Dashboard (for information)	x	x	x	x	x	VP F&O	Open



Mandate / Key Activities	Sept 28/21	Nov 23/21	March 10/22	Apr 26/22	May 31/22	Responsibility	Session
Capital Maintenance and Renewal - A Year in Review					x	VP F&O	Open
<i>s) reviews quarterly planning reports for individual capital projects.</i>							
<i>t) reviews and recommends approval of lands to be transferred to the University of Alberta Properties Trust Inc.</i>							
Review of land transfers to UAPTI (for recommendation)	As required					VP F&O	Open / Closed
UAPTI Annual Report and Other Updates	April and as required					UAPTI / VP F&O	Open / Closed
<i>u) reviews and recommends approval of the appointment and renewal of terms of office of directors of the University of Alberta Properties Trust Inc.</i>							
UAPTI Membership	As required					VP F&O	Closed
<i>v) reviews and recommends the university's long-range development plan and other master plans for university lands, and monitors individual project proposals for implications to the university's long-range planning and strategic vision.</i>							
Long-range Development Plans (for recommendation)	As required					VP F&O	Open
Functional Namings (for information)	As required					VP F&O	Open
<i>w) approves expenditures of a non-capital nature from the real property reserve fund.</i>	As required					VP US&F / VP F&O	Open
Information Technology and Intellectual Property							
<i>x) reviews reports, strategies and plans regarding physical infrastructure and resource optimization for University information technology systems.</i>							
Information Systems & Technology Annual Report (for information)	x 2020			x		VP US&F	Open
<i>y) reviews and recommends new University policies on intellectual property and technology transfer and approves changes to policy in consultation with the Board Learning, Research and Student Experience committee.</i>							
TEC Edmonton Annual Report (for information as related to Committee mandate)		x (final report)				VP US&F	Open
Policy and Other Matters							
<i>z) reviews and approves changes to existing University policies relating to the Committee's mandate, subject to the Limitations on Delegation as set out in paragraph 3.</i>							
Budget Model Principles (for recommendation)	As required As required <i>(last approved in October, 2017)</i>					TBD VP US&F / Provost	Open Open/Closed



Mandate / Key Activities	Sept 28/21	Nov 23/21	March 10/22	Apr 26/22	May 31/22	Responsibility	Session
Real Property Compliance Policy Updates (for recommendation)	As required <i>(last approved in October, 2017)</i>					VP F&O	Open
<i>aa) reviews and recommends new University policies relating to the Committee's mandate, as set out in the University's Policy Development Framework.</i>	As required					TBD	Open
Investment Income Reserve and Strategic Initiatives Fund (for recommendation)	As required <i>(last approved in November, 2018)</i>					VP US&F	Open/Closed
<i>bb) considers risks associated with items before the Committee and makes recommendations to the Board Audit and Risk Committee and the Board.</i>							
All discussion/information items: associated risks identified within GES	Embedded within materials for each item					All	All
All action items: include outline/summary of associated risks	Embedded within materials for each item					All	All
<i>cc) considers other matters at the request of the Board.</i>	As required					TBD	TBD
Committee Process and Procedures							
<i>5a) functions in accordance with the Board's General Committee Terms of Reference.</i>	Regularly					Univ Governance / Committee Chair	All
<i>5b) develops and follows an annual work plan addressing both strategic and routine issues.</i>	x					Univ Governance / Committee Chair	Open
<i>5c) annually reviews the terms of reference of the Committee and recommends to the Board Governance Committee any required changes.</i>	x (2021-22 only)	x (2021-22 only)	action (2021-22 only)		x	Univ Governance / Committee Chair	Open
Reporting to the Board of Governors							
<i>6. The Committee reports regularly to the Board of Governors with respect to its activities and decisions.</i>	Regularly					Univ Governance / Committee Chair	Both
Strategic Discussion / Education Topics							
Uniforum Update		x				VP US&F	Open

**Governance Executive Summary
Action Item**

Agenda Title	University of Alberta Properties Trust Inc. Motion Rescission and Disposition of Land
---------------------	--

Motion 1

THAT the Board Finance and Property Committee recommend that the Board of Governors rescind the following motion dated October 18, 2019:

THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:

a) authorize and approve, subject to the prior approval of the Lieutenant Governor in Council, under section 67 of the Post-secondary Learning Act, the sale and/or lease to University of Alberta Properties Trust Inc. of all or portions of:

- 1. Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240*
- 2. Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240*
- 3. Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240*
- 4. Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240*
- 5. Plan 9624107, Lot 3 (7.63 acres) – Michener Park*
- 6. Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park*

and

b) authorize the President and the Vice President (Facilities and Operations) to negotiate and enter into sale agreements or lease agreements up to 99 years, with the University of Alberta Properties Trust Inc., subject to the terms coming back to the Board of Governors for final approval.

Motion 2

THAT the Board Finance and Property Committee recommend that the Board of Governors:

a) authorize and approve, subject to the prior approval of the Minister of Infrastructure, under section 67 of the Post-secondary Learning Act, the sale and /or lease to the University of Alberta Properties Trust Inc. of all or portions of:

- Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240
- Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240
- Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240
- Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240
- Plan 9624107, Lot 3 (7.63 acres) – Michener Park
- Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park

and

b) authorize the President and the Vice-President (Facilities and Operations) to negotiate and enter into sale agreements or lease agreements up to 120 years, with the University of Alberta Properties Trust Inc., subject to the terms coming back to the Board of Governors for final approval.

and

c) make an application to the Minister of Infrastructure for the required approval.

Item No. 11

Item

Action Requested	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations)

Details

Office of Administrative Responsibility	Office of the Vice-President (Facilities and Operations)
The Purpose of the Proposal is <i>(please be specific)</i>	To seek approval to increase the terms by which land leased to the University of Alberta Properties Trust Inc. from 99 years to 120 years.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>In October 2019, the Board of Governors approved the sale and/or lease of six parcels of land to the University of Alberta Properties Trust. These lands, which comprise Michener Park and Sector 14 (West 240), will be the first such holdings made available for commercial development with a view to providing a sustainable revenue stream to the university.</p> <p>Relying on the experiences of other post-secondary institutions, providing a lease term of up to 99 years was seen as a best practice and, as such, 99 years was the term included in the 2019 Board motion.</p> <p>In January 2020, as per section 67 of the Post-secondary Learning Act, the Lieutenant Governor in Council issued an Order in Council (002/2020) which provided government's approval for a lease arrangement to proceed. Despite the Board's resolution explicitly indicating land could be leased or sold to the UAPT, the Order in Council only included the option to lease.</p> <p>As the UAPT's operations have matured, it has become clear that the greatest benefit to the institution will come from a model in which the UAPT has the flexibility to offer 99-year leases, which is not possible within our current authority. Since the institution is currently limited to leasing land to the UAPT for terms not exceeding 99 years (head lease), the UAPT is equally limited to offering lease terms of a shorter duration, which is known to be less desirable to a developer.</p> <p>Increasing the head lease term to a maximum of 120 years will allow the UAPT to make land available for development at a time of the greatest financial benefit to the university and with a lease term of 99 years, which will be considerably more attractive to developers.</p>
Supplementary Notes and context	<This section is for use by University Governance only to outline governance process.>

Engagement and Routing (Include meeting dates)

Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)	<u>Those who are actively participating:</u>
	<ul style="list-style-type: none"> Vice-President (Facilities and Operations)
	<u>Those who have been consulted:</u>
	<ul style="list-style-type: none"> General Counsel and University Secretary

Item No. 11

<For information on the protocol see the Governance Resources section Student Participation Protocol >	<u>Those who have been informed:</u> •
Approval Route (Governance) (including meeting dates)	<ul style="list-style-type: none"> • Board Finance and Property Committee – September 28, 2021 • Board of Governors – October 15, 2021

Strategic Alignment

Alignment with <i>For the Public Good</i>	<p><i>Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i></p> <p>23. OBJECTIVE: <i>Ensure that the University of Alberta’s campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.</i></p> <p><i>i. Strategy: Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</i></p>			
Alignment with Core Risk Area	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0" data-bbox="570 869 1542 1079"> <tr> <td data-bbox="570 869 1089 1079"> <input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure </td> <td data-bbox="1089 869 1542 1079"> <input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success </td> </tr> </table>		<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success			
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-secondary Learning Act, Section 67(1.1)(a) • Board Finance and Property Committee – Terms of Reference 			

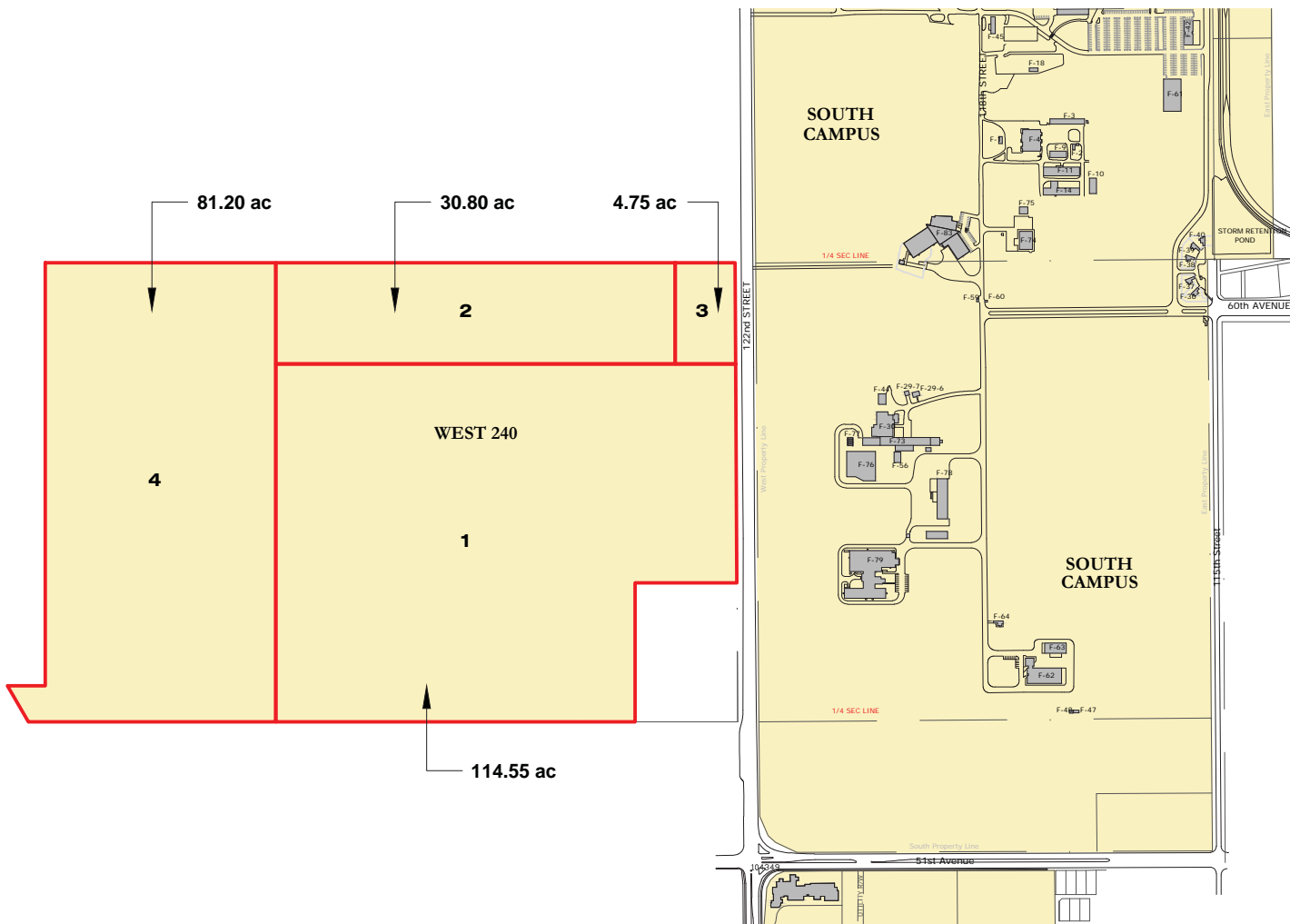
Attachments:

1. Maps (4 pages)
2. Briefing Note (2 pages)
3. Board Resolution (1 page)

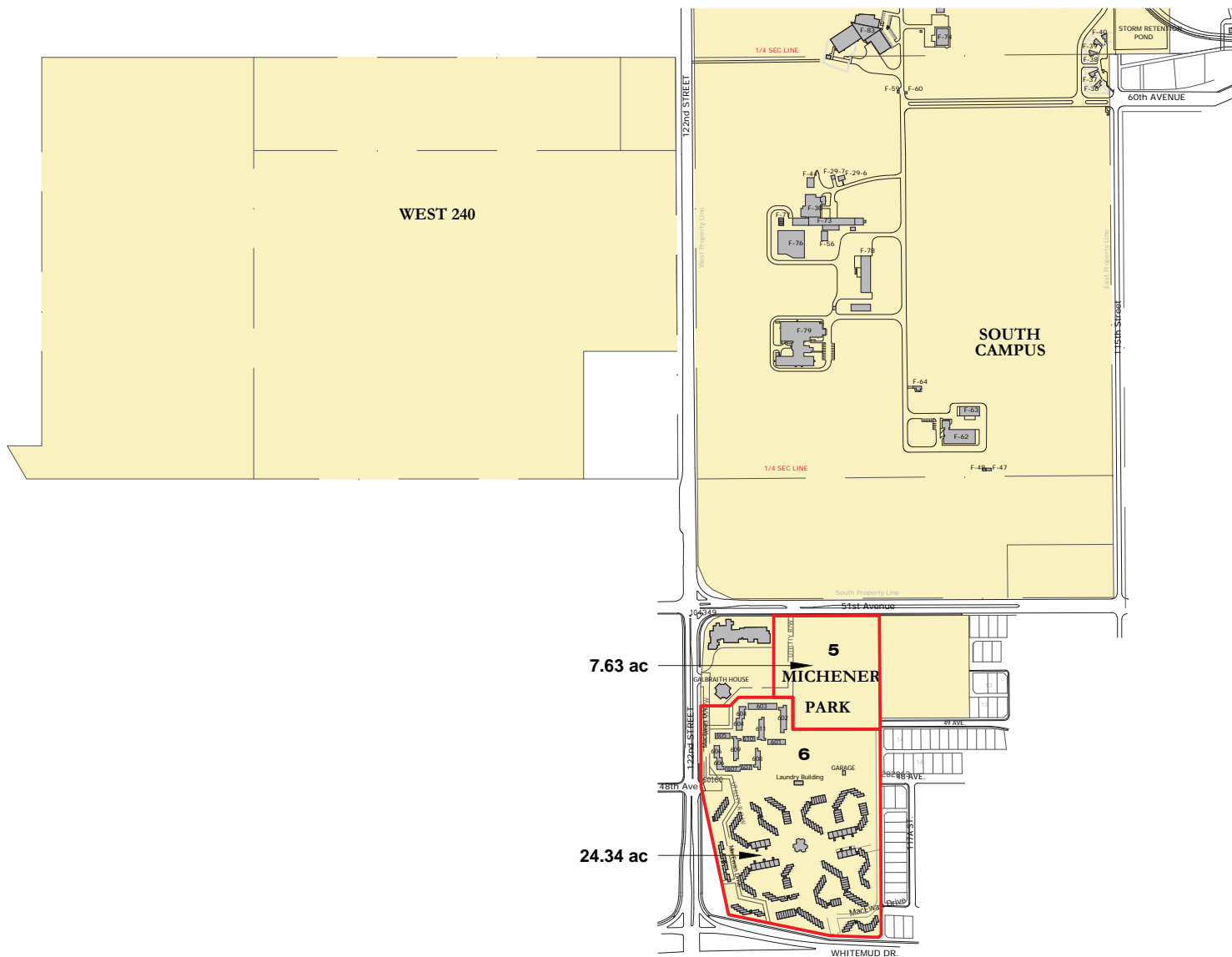
Prepared by: Gordon Weighell
Chief of Staff, Office of the Vice-President (Facilities and Operations)
gordon.weighell@ualberta.ca

South Campus, West 240
 NORTH SCALE: 1:1000m

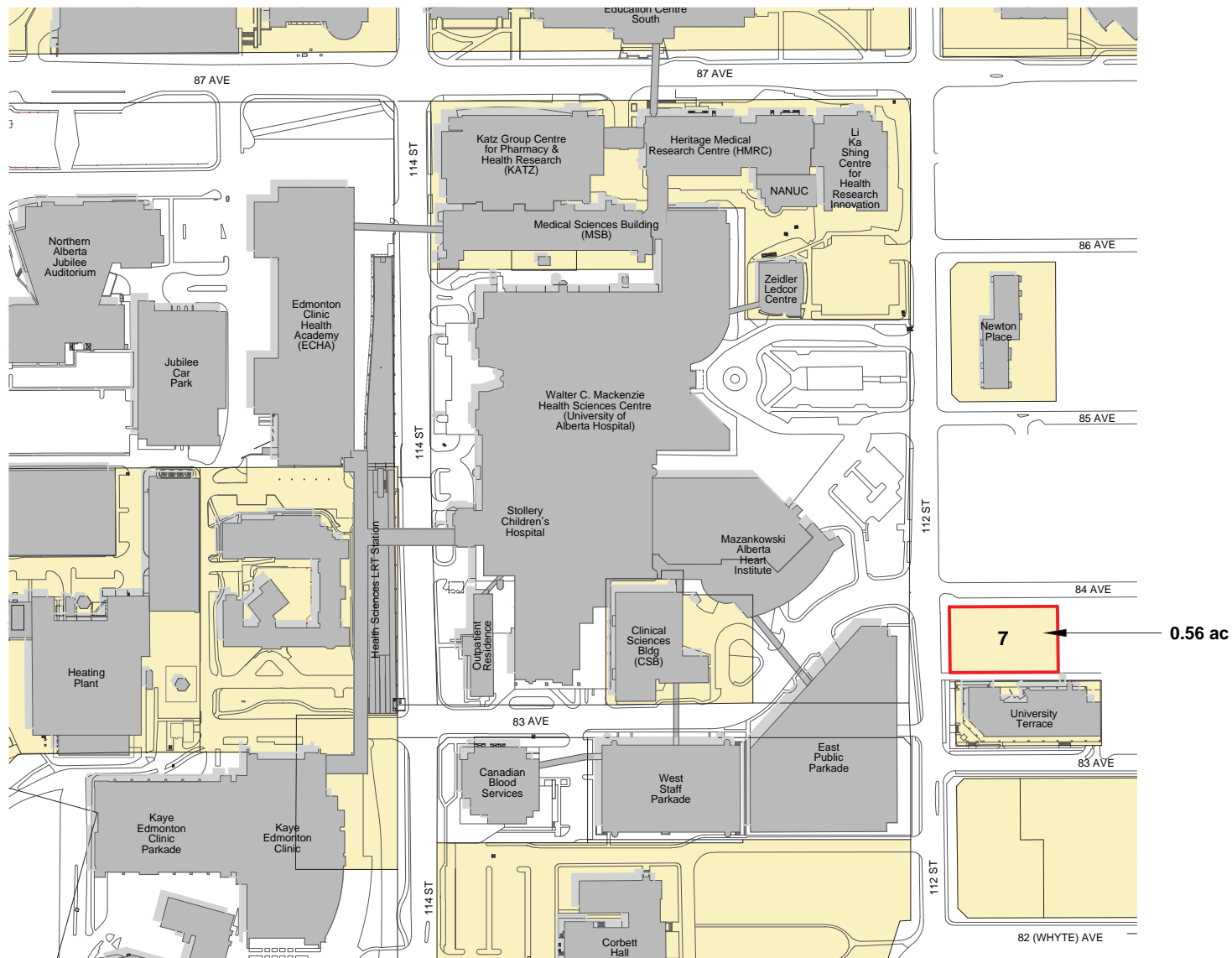
- 1. Plan 4971AJ, Block A (114.55 ac / 46.36 ha) (All or portions of 114.55 acres, location outlined in red)
- 2. Plan 4971AJ, Block B (30.80 ac / 12.46 ha) (All or portions of 30.80 acres, location outlined in red)
- 3. Plan 4971AJ, Block C (4.75 ac / 1.92 ha) (All or portions of 4.75 acres, location outlined in red)
- 4. Plan 3347EO, Parcel A (81.20 ac / 32.86 ha) (All or portions of 81.20 acres, location outlined in red)



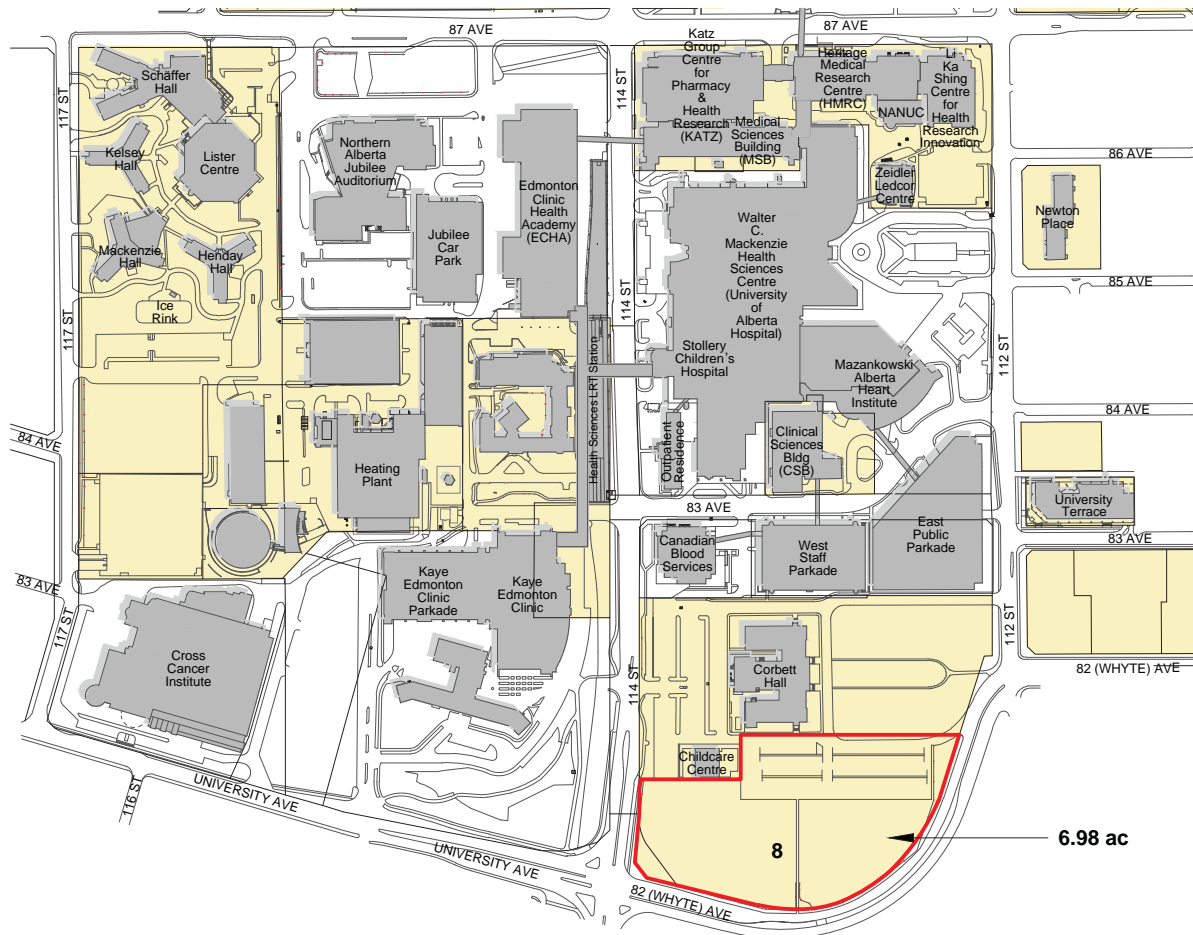
- 5. Plan 9624107, Lot 3 (7.63 ac / 3.09 ha) (All or portions of 7.63 acres, location outlined in red)
- 6. Plan 9624107, Lot 1 (24.34 ac / 9.85 ha) (All or portions of 24.34 acres, location outlined in red)



7. Plan I23A, Block 159, Lots 18 to 22 (0.56 ac / 0.23 ha) (All or portions of 0.56 acres, location outlined in red)



8. Plan 9222506, Block B, Lot 2A (15.47 ac / 6.26 ha) (Portions of 15.47 acres, approximate location outlined in red)



University of Alberta Properties Trust – Land Lease Term Amendment
Facilities and Operations**Background**

In October 2019, the Board of Governors approved the sale and/or lease of six parcels of land to the University of Alberta Properties Trust Inc. These lands, which comprise Michener Park and Sector 14 (West 240), will be the first such holdings made available for development with a view to providing a sustainable revenue stream to the university.

Relying on the experiences of other post-secondary institutions, providing a lease term of up to 99 years was seen as a best practice and, as such, 99 years was the term included in the 2019 Board motion.

In January 2020, as per section 67 of the Post-secondary Learning Act, the Lieutenant Governor in Council issued an Order in Council (002/2020) providing government's approval for a lease arrangement to proceed. Despite the Board's resolution explicitly indicating land could be leased or sold to the UAPTI, the Order in Council only included the option to lease.

Issue

As the UAPTI's operations have matured, it has become clear that the greatest benefit to the institution will come from a model in which the UAPTI has the flexibility to offer 99-year leases, which is not feasible within our current authority. Since the institution is currently limited to leasing land to the UAPTI for terms not exceeding 99 years (head lease), the UAPTI is, therefore, limited to offering lease terms of a shorter duration, which is known to be less desirable to developers.

Increasing the head lease term will allow the UAPTI to make land available for development at a time of the greatest financial benefit to the university and with a lease term of 99 years, which will be considerably more attractive to developers. This approach would mimic that of the University of Calgary in that leases to its land trust are for 120-year terms.

Recommendations

1. The Board of Governors rescind its motion from October 18, 2019 in which it approved the disposition of six parcels of land to the UAPTI.
2. The Board of Governors request the Government of Alberta rescind Order in Council 002/2020.
3. The Board of Governors approve a head lease term for land holdings transferred to the UAPTI of up to 120 years and, commensurately, seek further approval from the Minister of Infrastructure. The six parcels to which the 120 year term would apply are all or portions of:
 1. Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240
 2. Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240
 3. Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240

4. Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240
5. Plan 9624107, Lot 3 (7.63 acres) – Michener Park
6. Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park

Prepared by:

Gordon Weighell
Chief of Staff
Facilities and Operations
780-492-6171
Gordon.Weighell@ualberta.ca

RESOLUTION OF The Governors of The University of Alberta

(“Board of Governors”)

IT IS HEREBY RESOLVED:

THAT the Board of Governors request Order in Council 002/2020 be rescinded.

THAT, subject to the prior approval of the Minister of Infrastructure, under section 67 of the Post-secondary Learning Act, the Board of Governors authorizes and approves the sale and/or lease to University of Alberta Properties Trust Inc. of all or portions of:

1. Plan 4971AJ, Block A (114.55 acres) – South Campus, West 240
2. Plan 4971AJ, Block B (30.80 acres) – South Campus, West 240
3. Plan 4971AJ, Block C (4.75 acres) – South Campus, West 240
4. Plan 3347EO, Parcel A (81.2 acres) – South Campus, West 240
5. Plan 9624107, Lot 3 (7.63 acres) – Michener Park
6. Plan 9624107, Lot 1 (up to 24.34 acres) – Michener Park

In addition, the Board of Governors authorizes the President and the Vice-President (Facilities and Operations) to negotiate and enter into sale agreements or lease agreements up to 120 years, with the University of Alberta Properties Trust Inc., subject to the terms coming back to the Board of Governors for final approval.

I hereby certify that this resolution has full force and effect on the 15th day of October 2021.

Chair, The Governors of The University of Alberta.