



SNOW COLLEGE

OFFICE OF FINANCE AND ADMINISTRATIVE SERVICES

January 5, 2023

Subject: Nephi Land Bank Request

Dear Commissioner Woolstenhulme:

Snow College presented three land bank requests at the Board meeting held on September 15, 2022. The requests included two properties in Ephraim and one property in Nephi. The Nephi property consisted of a building and approximately two acres. The request was for \$2 million. All three land bank requests were approved by the Board of Higher Education.

After Board approval, the owner of the Nephi property approached Snow College with an alternative proposal. Instead of the approved building and property, this alternative piece of property is located directly on Main Street in Nephi, which provides greater access and visibility from the I-15 interstate. Additionally, the alternative piece of property would consist of 5 acres instead of the original 2 acres. This alternative piece of property would allow Snow College to consider a future new build to address the specific needs for education and training in that part of Snow's service region, rather than remodeling an existing building.

The cost of the proposed alternative is equal to the cost of the original approved proposal, \$2 million. A review of properties has been done and the cost per acre in the proposed property is in alignment with costs of similar properties in the area. This alternative proposal would have no budgetary impact from what the Board has already approved.

An appraisal of the property has been ordered. A 2.8-acre mixed commercial/residential piece of property directly south of the proposed substitute sold on December 14, 2022 for \$1,100,000. The cost per acre for that sale is approximately \$393,000 per acre. The cost per acre of the Snow College property would be \$400,000 per acre. Generally, commercial property is more expensive than residential property.

Snow College is currently offering EMT and CNA programs and intends to build out additional medical training in the Nephi area. We have a small location on lease from Central Valley Medical Center. Expanding service in Juab County is a high priority for Snow College and through use of dedicated funds or non-dedicated funds, Snow College plans to build a facility on this location within five years. Programming at the new facility would include medical programs but also certificates, degrees, and other training customized to a variety of industry needs.

Sincerely,

Carson Howell
Vice President for Finance and Administrative Services

Cc: Stacey McIff, Interim President
Malin Francis, Director of Facilities and Planning