



**AGENDA**  
**SPECIAL CALLED TELEPHONE MEETING**  
**of**  
**THE UNIVERSITY OF TEXAS SYSTEM**  
**BOARD OF REGENTS**

**February 1, 2022**  
Austin, Texas

CONVENE THE BOARD IN OPEN SESSION TO RECESS TO EXECUTIVE SESSION PURSUANT TO *TEXAS GOVERNMENT CODE*, CHAPTER 551

11:00 a.m.

1. Individual Personnel Matters Relating to Officers or Employees – Section 551.074
  - a. **U. T. System: Discussion and appropriate action regarding individual personnel matters relating to appointment, employment, evaluation, compensation, assignment, and duties of presidents (academic and health institutions including interim presidents); U. T. System Administration officers (Executive Vice Chancellors and Vice Chancellors); other officers reporting directly to the Board (Chancellor, General Counsel to the Board, and Chief Audit Executive); Board members; and U. T. System and institutional employees**
  - b. **U. T. Arlington: Discussion and appropriate action regarding the appointment of Dr. Jennifer Evans-Cowley as President**
2. Negotiated Contracts for Prospective Gifts or Donations – Section 551.073
  - a. **U. T. System Academic Institutions: Discussion and appropriate action regarding proposed negotiated gifts, including potential naming features**
  - b. **U. T. System Health Institutions: Discussion and appropriate action regarding proposed negotiated gifts, including potential naming features**
3. Consultation with Attorney Regarding Legal Matters or Pending and/or Contemplated Litigation or Settlement Offers – Section 551.071

**U. T. System Board of Regents: Discussion with Counsel on pending legal issues**
4. Deliberation Regarding Security Devices or Security Audits – Sections 551.076 and 551.089

**U. T. System Board of Regents: Discussion and appropriate action regarding safety and security issues, including security audits and the deployment of security personnel and devices**

	<b>Page</b>
RECONVENE THE BOARD IN OPEN SESSION TO CONSIDER ACTION, IF ANY, ON EXECUTIVE SESSION AND AGENDA ITEMS	<i>11:15 a.m. approximately</i>
<b>1. U. T. System Board of Regents: Approval of Consent Agenda items</b>	<b>3</b>
<b>a. Purchase - U. T. Southwestern Medical Center: Authorization to purchase a tract of land and improvements totaling approximately 15.8 acres located at 1935 Amelia Court and extending along the southwest side of Harry Hines Boulevard from Dallas County Hospital District (DCHD) for future campus expansion, and either the simultaneous purchase by, or subsequent sale by the institution to, the Texas Health and Human Services Commission of approximately 10.5 acres of such land and improvements for development of a psychiatric hospital, resulting in the institution acquiring the remaining approximately 5.3 acres of land for future mission use, including a lease for a cell tower, a billboard marketing agreement, and a short-term license of premises to DCHD for mobile mammography units or the leaseback to DCHD of a portion of the property containing the cell tower lease premises and the billboard if the agreements for such are not assigned to U. T. Southwestern Medical Center</b>	<b>4</b>
<b>b. Purchase - U. T. Southwestern Medical Center: Authorization to purchase approximately 5.3 acres located at the southeast corner of Mockingbird Lane and Harry Hines Boulevard, Dallas, Dallas County, Texas, from Freeman Holding, LLC, a Nevada limited liability company, for campus expansion</b>	<b>6</b>
ADJOURN	<i>11:30 a.m. approximately</i>

1. **U. T. System Board of Regents: Approval of Consent Agenda Items**

**RECOMMENDATION**

The Board will be asked to approve the Consent Agenda beginning on [Page 4](#).



**THE UNIVERSITY OF TEXAS SYSTEM  
BOARD OF REGENTS  
CONSENT AGENDA**

**Special Called Board Meeting:**

February 1, 2022  
Austin, Texas

- a. Purchase - U. T. Southwestern Medical Center: Authorization to purchase a tract of land and improvements totaling approximately 15.8 acres located at 1935 Amelia Court and extending along the southwest side of Harry Hines Boulevard from Dallas County Hospital District (DCHD) for future campus expansion, and either the simultaneous purchase by, or subsequent sale by the institution to, the Texas Health and Human Services Commission of approximately 10.5 acres of such land and improvements for development of a psychiatric hospital, resulting in the institution acquiring the remaining approximately 5.3 acres of land for future mission use, including a lease for a cell tower, a billboard marketing agreement, and a short-term license of premises to DCHD for mobile mammography units or the leaseback to DCHD of a portion of the property containing the cell tower lease premises and the billboard if the agreements for such are not assigned to U. T. Southwestern Medical Center

Description:

Authorization to purchase a tract of land and improvements totaling approximately 15.8 acres located at 1935 Amelia Court and extending along the southwest side of Harry Hines Boulevard, from DCHD for future campus expansion, and either the simultaneous purchase by, or subsequent sale by the institution to, the Texas Health and Human Services Commission (THHSC) of approximately 10.5 acres of such land and improvements for development of a psychiatric hospital, resulting in the institution acquiring approximately 5.3 acres of land for future mission use.

U. T. Southwestern Medical Center is entering into this transaction pursuant to an Interagency Cooperation Contract with THHSC wherein the institution will assist THHSC with the purchase of real property for and manage the design and construction of a psychiatric hospital, and thereafter the institution will staff and operate such psychiatric hospital, all on behalf of THHSC.

The subject property is located near to U. T. Southwestern Medical Center's campus. It is also located across Harry Hines Boulevard from DHCD's Parkland Hospital, Dallas County's primary public health medical facility. DCHD will restrict the use of the approximately 10.5 acres of the property to be acquired by THHSC for psychiatric hospital use for an expected term of approximately 15 years. The approximately 5.3 acres the institution will acquire will not be restricted.

Most of the subject property is vacant, although a portion of the property contains approximately 52,530 square feet of medical office space in two buildings that will be demolished to make room for the planned psychiatric hospital. The portion of the property to be acquired for U. T. Southwestern Medical Center also contains a billboard and a cell tower, which are subject to agreements as described below.

**Seller:** Dallas County Hospital District, a political subdivision of the State of Texas

**Encumbrances:** The portion of the property that U. T. Southwestern Medical Center will acquire contains a billboard subject to a marketing agreement through 2025 with Fairmount /Outdoor Advertising, Inc. for its use of the billboard, and a ground lease through 2058 to SpectraSite Communications, LLC, a Delaware limited liability company, for a cell tower. The institution is in discussions with DCHD to take assignment of these agreements for additional consideration to DCHD. Nevertheless, if U. T. Southwestern Medical Center fails to acquire these agreements from DCHD, then DCHD will retain access rights and a ground lease for the portions of the subject property containing the billboard and cell tower lease premises.

In addition, as part of the consideration for the property, DCHD will retain at no additional charge a temporary license to continue to locate and operate several mobile mammography units on the property. This license will terminate upon the groundbreaking for the hospital.

**Purchase Price:** No more than fair market value as determined by independent appraisal. Appraisal is confidential pursuant to *Texas Education Code* Section 51.951.

- b. Purchase - U. T. Southwestern Medical Center: Authorization to purchase approximately 5.3 acres located at the southeast corner of Mockingbird Lane and Harry Hines Boulevard, Dallas, Dallas County, Texas, from Freeman Holding, LLC, a Nevada limited liability company, for campus expansion

Description: Purchase of approximately 5.3 acres of land at the southeast corner of Mockingbird Lane and Harry Hines Boulevard, Dallas, Dallas County, Texas. Prior improvements located on the property have been demolished. There are roads on three sides of the land and the fourth side is adjacent to land already owned by the Board of Regents. The land will be used for campus expansion.

Seller: Freeman Holding, LLC, a Nevada limited liability company, or a related entity

Purchase Price: Not to exceed fair market value as determined by independent appraisal; appraisal confidential pursuant to *Texas Education Code* Section 51.951.